Chartered Surveyors
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INDUSTRIAL INVESTMENT

2,896 m² (31,172 ft²)

72b Roman Way Industrial Estate
Longridge Road
Preston
PR2 5BE

- Established Industrial Location
- Rare Substantial Freehold Industrial Investment
- Secure Medium Term Income Profile
- Established Tenant Covenant with Future Reversion Potential

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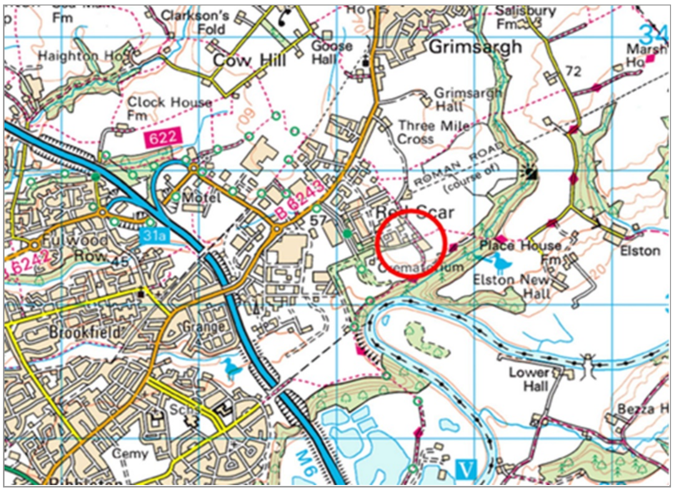
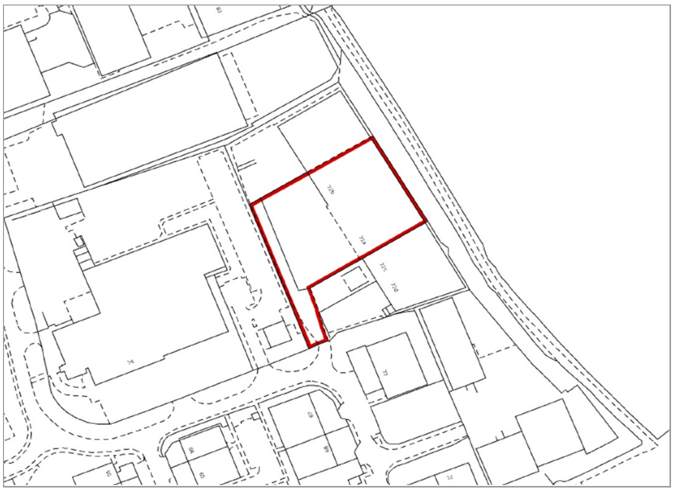




Location

The unit is situated within the popular and established Roman Way Industrial Estate accessed from Longridge Road (B6243). The estate is located approximately 3 miles north east of Preston City Centre and provides excellent access to the M6 Motorway via junction 31(a) being less than 1 mile to the east.

Description

The property comprises a purpose-built mid-terraced warehouse facility of steel portal frame construction, with an approximate eaves height of 6.1 metres (20 feet). The elevations are partially constructed of brick and blockwork to a height of 2.28 metres, with cavity walls and surmounted by insulated profile metal cladding. The roof structure is pitched, finished with insulated metal profile cladding, and incorporates translucent skylights.

Internally, the building benefits from office accommodation offering a mix of cellular and open-plan spaces, including a boardroom in addition to male and female WC's and kitchen facilities. Above the offices, is additional storage accommodation via a concrete slab mezzanine floor.

Access to the unit is provided by 5 electrically operated roller shutter doors, 4 of which provide direct entry into refrigerated areas.

Externally, the property benefits from a large tarmacadam service yard, providing space for loading and vehicle parking. Access is via a communal roadway with the entire site being secured within a palisade fence with a single main gate.

Accommodation

We have estimated the gross internal area extends to the following:

	m²	ft²
Warehouse	2,016	21,700
Ground Floor Offices	440	4,736
Mezzanine	440	4,736
Total	**2,896**	**31,172**

The yard area is approximately 0.22 hectares (0.54 acres) or thereabouts.

Services

We understand that the unit benefits from 3-phase electricity, gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £96,500.

Interested parties are recommended to make their own enquiries of the local rating department at Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises benefit from use generally falling within Classes B2 & B8 of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the local planning authority, Preston City Council (www.preston.gov.uk).

Tenure

Freehold, subject to the occupational lease.

Occupational Tenancy

The premises are let in their entirety to Dunsters Farm Limited by way of a lease expiring on 11 August 2030, at a current passing rental of £150,000 per annum exclusive.

The lease is granted on full repairing and insuring terms, with the Tenant responsible for the principal occupational outgoings, including business rates, utilities and reimbursement of the Landlord's insurance premium. The Tenant's repairing obligations are subject to a Schedule of Condition.

There are no rent reviews or tenant break options during the contractual term

Tenant Covenant

The property is let in its entirety to Dunsters Farm Limited, an established foodservice wholesaler supplying customers across the education, healthcare and hospitality sectors throughout the North of England. The company was incorporated in 1963.

In its most recent accounts for the year ending 31 December 2024, Dunsters Farm Limited reported turnover of approximately £29.99 million and net assets of approximately £2.46 million.

The latest statutory accounts were filed at Companies House on 26 September 2025.

Asking Price

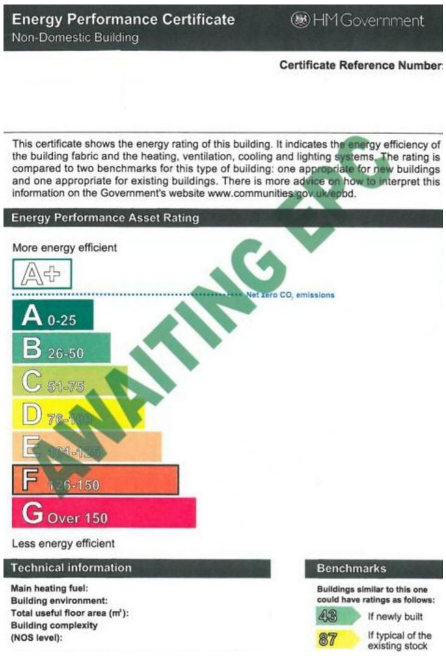
We are instructed to seek offers in the region of £1,950,000 for this opportunity, representing an attractive Net Initial Yield of approximately 7.20%, based on the current passing rent of £150,000 per annum and allowing for purchaser's costs of approximately 6.8%.

This represents a modest capital value of £62.56 per ft²

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate



VAT

All prices quoted will be subject to VAT at the standard rate.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements

Enquiries

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