



Belle Terrace, Carterton South Industrial Estate OX18 3EZ
LEASEHOLD INVESTMENT FOR SALE / UNITS TO LET

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Belle Terrace, Carterton South Industrial Estate

Leasehold Investment £450,000/Workshop & Offices To Let

Investment or To Let

LOCATION

Carterton is a thriving and growing community with a good range of shops and local services, including three major supermarkets, branches of main high street banks, a post office, a range of schools, two health centres and dentists and a leisure centre. The town is home to Brize Norton Airbase, which is the headquarters of RAF Transport Command. Carterton Industrial Park is a well established commercial estate adjacent to one of the main gates of the Airbase and provides for B1, B2 and B8 Uses.

DESCRIPTION

The property comprises a range of industrial units with steel portal frames and lined profiled steel cladding to the upper elevations and roof. All are heated, have roller shutter doors and an eaves height of approximately 4 metres. There is a generously sized yard. The whole site extends to some 0.2368 hectares (0.585 acres).

The accommodation is:-

Enterprise House (Available to rent)
Offices (Net Internal) - 112.31sq.m. (1,209sq.ft)
Workshop (Gross Internal) - 249.40sq.m. (2,684sq.ft)
Unit 1
(Let for 5 years on FRI terms at £11,000pa)
Units 2-4
(Let for 3 years on FRI terms at £18,000pa)

TENURE

The property is leasehold, being subject to a ground lease for a term expiring on 28th September 2143, at a current rent of £13,250pa.

SALE - The long leasehold interest of the premises is available at an asking price of £450,000, to include the benefit of the leases for Units 1 and 2/4, producing a net income of £29,000pa.

LEASE - Enterprise House is available to let at a rent of £31,500pa on a full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

The Rateable Values in the 2017 Rating List for Enterprise House are £31,250, and £7,800. The Local Authority is West Oxfordshire District Council.

LEGAL

Each party to pay their own legal costs incurred in any transaction.

EPC

Work commencing on Enterprise House to ensure conformity with MEES.

VIEWINGS

Strictly by appointment with the agent.



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