

FOR SALE

Investment

Unit 6 Atlantic Trading Estate, Barry, CF63 3RF

- 3.28 acre site with approx. 14,028 sq ft of buildings.
 - Leased to Atlantic Tank Clean Barry Ltd with approx. 17 years unexpired, next break Oct 2028 with subsequent breaks every 5 years.
 - Low passing rent of £50,000 per annum with 5 yearly RPI reviews capped at 5% annually.
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- Minimal risk underpinned by vacant possession value
 - Strong covenant with guarantor
 - Attractive reversionary yield expected in 2028.
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- **Guide price of £750,000 reflecting a NIY of 6.34%.**



Red line for identification purposes only

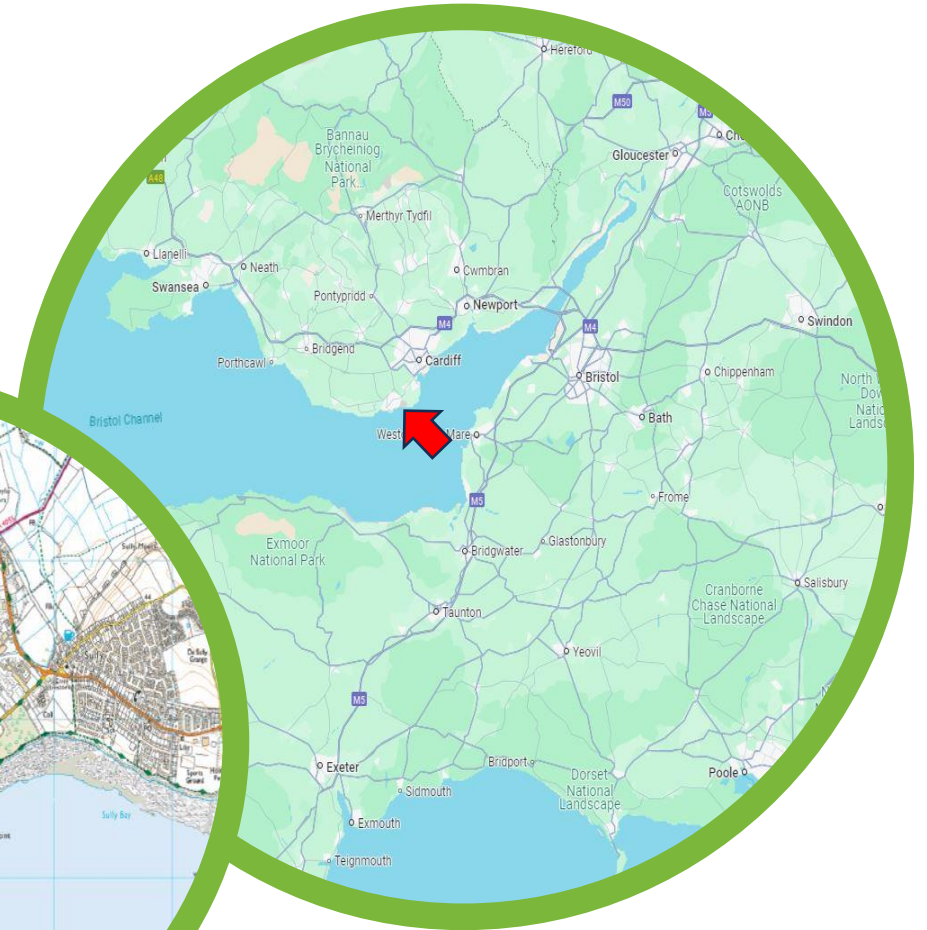
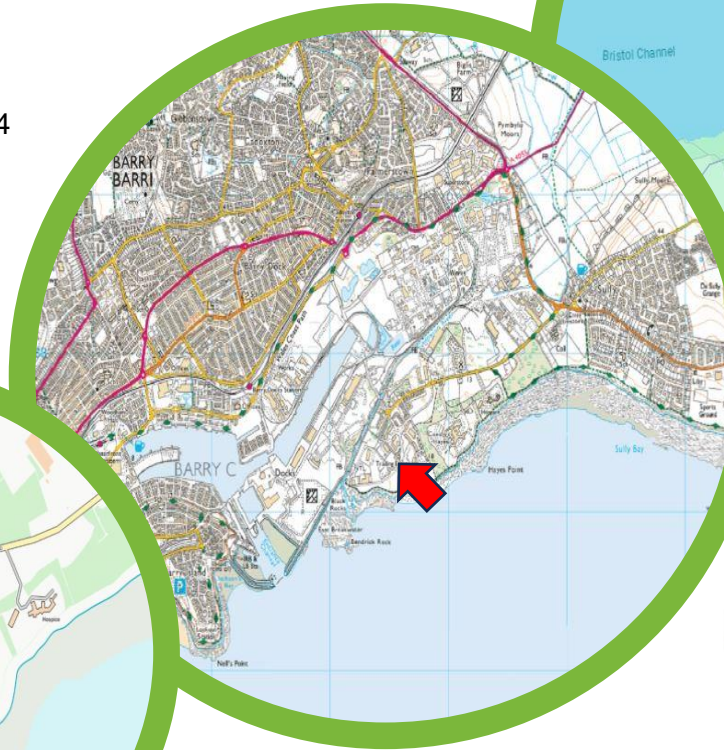
Location

Location

The property is situated approx. three miles south-east of Barry town centre, in Sully, within the Vale of Glamorgan. Barry has a population of 55,000

It's located on Atlantic Trading Estate, a predominantly industrial area and close to the Port of Barry. Access is via Hayswood Road which connects to Hayes Road and Wimborne Road leading to the A4226, A4055 and the A4050, which provides access to Junction 33 of the M4 Motorway via the A4232.

Nearby occupiers include Accoya, Atlantic Secure Self Storage and Western Welding & Engineering.



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LANDMARK INFORMATION Plotted Scale - 1:30000. Paper Size - A4

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Accommodation

Description

The site is irregular in shape arranged on two levels with separate access and egress on to the main estate road. The site is predominantly used for open storage consisting of a mixture of reinforced concrete and tarmacadam surface.

Several buildings are arranged across the site which is secured with steel palisade fencing to the boundaries.

The site measures approx. 3.28 acres (1.33 ha).

AREA	SQ FT	SQ M
Two Storey Portacabin Offices	1,222	113.53
Detached Industrial Unit 1	3,785	351.64
Detached Industrial Unit 2	4,315	400.88
Tank Wash Facility	4,183	388.61
Boiler Building	523	48.59
TOTAL	14,028	1,303.24

Services

We understand that all main services are connected to the property along the road frontage. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.



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Tenancy | Covenant

Term	Tenant / Guarantor	Rent	Comments
20 year term from 19 October 2021 expiring 18 October 2041.	Tenant: Atlantic Tank Clean Barry Ltd (company no. 04082023). Guarantor: Boasso UK Ltd (company no. 10090777).	£50,000 per annum	<ul style="list-style-type: none">* 5 yearly RPI compounded rent reviews, capped at 5% annually.* Next review in October 2028.* 5 yearly tenant only break, next being in October 2028

Covenant

Atlantic Tank Clean Barry specialise in high pressure internal and external road tank, tank container and IBC cleaning. They also offer solutions for haulage, storage and tank servicing. Atlantic Tank Clean Barry is part of Boasso UK which operate from 10 locations across the UK.

The company's Creditsafe rating is 87A, denoting very low risk. The company was incorporated in 2000 and has a net worth of £1.42 million as of December 2023.

Boasso UK Ltd has a net worth of £25.4 million as of December 2023.



Rates | EPC | Proposal

Energy Performance Certificate

The property has a rating of D (77) and a full certificate can be provided on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

We understand the property is VAT elected, however, it is anticipated that the sale will be treated as a Transfer Of a Going Concern (TOGC).

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Title

Freehold title numbers - CYM74482 and WA494753.

We are informed that a 3rd party owns the estate road including a slither of the entrance into the yard. Further details to be provided.

Proposal

Guide price of £750,000 exclusive of VAT, reflecting a net initial yield of 6.34%, allowing for purchaser's costs at 5.17%. [TOGC]

Reversionary yield of 8.15% in 2028 assuming RPI growth at 3% pa.

Alder King Investment Calculator: www.alderking.com/investment-calculator



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: OY/OS/100629

Date: October 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

