



Units 2-5 Regal Way Faringdon SN7 7BX
Commercial Investment for Sale

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Commercial Investment - Faringdon

Units 2-5 Regal Way SN7 7BX

Freehold Sale. Guide Price £1,350,000

LOCATION

Regal Way lies in the Market Town of Faringdon to the western edge of the Vale of White Horse in Oxfordshire. The town is well connected by the A420 to the M4 at Swindon (14 miles) and Oxford City (16 miles). There are good rail connections available at Swindon, Didcot and Oxford.

DESCRIPTION

The freehold of Regal Way, comprising an access road and 4 commercial units, is offered for sale subject to existing leases. Third party rights of access exist over the roadway subject to contributions to maintenance.

The buildings comprise a number of different constructions including brick offices, timber framed laboratories and workshops as well as a steel framed warehouse.

ENERGY PERFORMANCE CERTIFICATES

Unit 2 - E

Unit 3 - D

Unit 4 - D

Unit 5 - D

AREAS NIA

Unit 2 - 2,839ft²

Unit 3 - 2,648ft²

Unit 4 - 1,806ft² (including lean-to storage)

Unit 5 - 14,695ft² (including mezzanine)

Site area approx. 0.523ha (1.29 acres)

VAT

VAT is chargeable on the rents and will apply to the sale price.

VIEWINGS AND DATA ROOM

For viewings and Data Room access please contact the selling agents on 01367 242422.

TENURE

1. Units 2, 3 and 5 are let to Bray Group Ltd under a contracted out lease dated 25/4/2024 and subsequent Deed of Variation dated 10/6/2024 at a rent of £125,000 per annum for 12 years from 1st April 2024. The tenant has a break clause as at 25/4/2030 subject to paying a financial penalty.

2. Unit 4 let to Cotswold Woodworking under a contracted out lease dated 17/02/2023 at a rent of £10,400 per annum for 5 years with annual tenant breaks.

3. Remaining site comprising an access road and turning area are in hand but subject to rights of way and easements in favour of other adjoining 3rd parties.

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