

FOR SALE



SELF-STORAGE INVESTMENT OPPORTUNITY – £895,000 exclusive - Approx 5,067 sq ft

Storemann, Old Bus Station, 24 Atholl Street, Peel



- Rare opportunity to acquire a self-storage investment opportunity in the heart of Peel.
- 46 high quality self-storage units over ground and 1st floor mezzanine level with managers office.
- Currently yielding 8.00% at £72,000 per annum exclusive with occupancy at 95% and potential to increase.
- Rents being achieved for self-storage units range from £25 per week, per unit to £72.50 per week, per unit, depending on the size.

DESCRIPTION

Former 'Old Bus Station' in Peel which currently houses a self-storage facility with 46 rental units arranged over ground and 1st floor mezzanine.

Traditional construction with brick façade, roller shutter door, two timber public access doors, concrete floor, mezzanine floor, plastisol coated profile metal sheet roof with roof lights.

SERVICES

All mains services are installed.

TENURE

Sale with current occupation upon completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

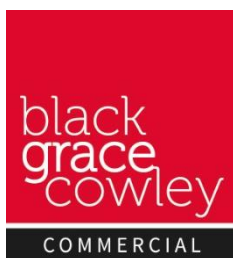
VIEWING

Strictly by appointment through **Black Grace Cowley**.



ACCOMMODATION

<u>Unit</u>	<u>Unit Size</u>	<u>Status</u>	<u>Level</u>	<u>Unit Cost</u>	<u>Unit</u>	<u>Unit Size</u>	<u>Status</u>	<u>Level</u>	<u>Unit Cost</u>
1	2M X 2M X 2M	VACANT	GROUND	£25.00	45	2M X 2M X 2M	IN USE	UPPER	£25.00
2	2M X 2M X 2M	IN USE	GROUND	£25.00	46	2M x 5M x 12M	NEVER	GROUND	£0.00
3	2M X 2M X 2M	IN USE	GROUND	£25.00					
4	2M X 2M X 2M	IN USE	GROUND	£25.00	Total for Year:				£76,830 per annum
5	2M X 2M X 2M	IN USE	GROUND	£25.00	95% Occupancy:				£72,988.50 per annum
6	2M X 3M X 2M	IN USE	GROUND	£32.50					
7	2M X 3M X 2M	IN USE	GROUND	£32.50					
8	2M X 5M X 2M	IN USE	GROUND	£42.50					
9	2M X 3M X 2M	VACANT	GROUND	£32.50					
10	2M X 3M X 2M	IN USE	GROUND	£32.50					
11	2M X 3M X 2M	IN USE	GROUND	£32.50					
12	7M X 2.5M X 2M	IN USE	GROUND	£57.50					
13	2M X 5M X 2M	VACANT	GROUND	£42.50					
14	2M X 5M X 2M	IN USE	GROUND	£42.50					
15	7M X 5M X 2M	NEVER	GROUND	£0.00					
16	2M X 2M X 2M	IN USE	GROUND	£25.00					
17	2M X 2M X 2M	IN USE	GROUND	£25.00					
18	2M X 2M X 2M	IN USE	GROUND	£25.00					
19	2M X 3M X 2M	IN USE	GROUND	£32.50					
20	2M X 4M X 2M	IN USE	UPPER	£37.50					
21	3M X 4M X 2M	IN USE	UPPER	£47.50					
22	3M X 4M X 2M	IN USE	UPPER	£47.50					
23	3M X 4M X 2M	IN USE	UPPER	£47.50					
24	3M X 4M X 2M	IN USE	UPPER	£47.50					
25	3M X 3M X 2M	IN USE	UPPER	£37.50					
26	2M X 3M X 2M	IN USE	UPPER	£32.50					
27	2M X 3M X 2M	IN USE	UPPER	£32.50					
28	2M X 2M X 2M	IN USE	UPPER	£25.00					
29	2M X 3M X 2M	IN USE	UPPER	£32.50					
30	2M X 2M X 2M	IN USE	UPPER	£25.00					
31	2M X 2M X 2M	IN USE	UPPER	£37.50					
32	2M X 2M X 2M	IN USE	UPPER	£25.00					
33	2M X 2M X 2M	IN USE	UPPER	£25.00					
34	2M X 2M X 2M	IN USE	UPPER	£25.00					
35	2M X 2M X 2M	IN USE	UPPER	£25.00					
36	2M X 2M X 2M	IN USE	UPPER	£25.00					
37	2M X 3M X 2M	IN USE	UPPER	£32.50					
38	2M X 3M X 2M	IN USE	UPPER	£32.50					
39	3M X 4M X 2M	IN USE	UPPER	£47.50					
40	3M X 4M X 2M	IN USE	UPPER	£47.50					
41	2M X 3M X 2M	IN USE	UPPER	£32.50					
42	3M X 4M X 2M	IN USE	UPPER	£47.50					
43	2M X 3M X 2M	IN USE	UPPER	£32.50					
44	2M X 2M X 2M	IN USE	UPPER	£25.00					



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