

PHS, VINCES ROAD INDUSTRIAL ESTATE, DISS IP22 4HQ



DESCRIPTION

The building dates from 1995 and comprises a self-contained industrial unit of 7,031 sq ft with a secure service yard.

TENANCY

The entire property is let to PHS Group Holdings Ltd until May 2030 at a rent of £41,498.04 per annum (£5.90 psf), subject to a rent review in 2025 to the higher of OMV or RPI.

TENURE

Freehold.

PRICE & YIELD

The property was purchased for £685,000 reflecting a net initial yield of 5.75%.

TRANSACTION

The property was acquired by a retained City livery company client of HSM. (March 2021)