

FOR SALE

UNITS 4-6

KIRKHAM TRADING ESTATE

Freckleton Road, Kirkham, Preston PR4 3RB

FREEHOLD INDUSTRIAL AND
TRADE COUNTER INVESTMENT



NorthCap

INVESTMENT SUMMARY

- **Freehold.**
- **Prominent position** on Kirkham Trading Estate.
- Two units totalling **21,976 sq ft.**
- Unit 5 let to **Screwfix Direct Limited on a 10 year lease** from December 2022.
- Unit 4 and 6 let to **Fylde CNC Specialists Limited on a 10 year lease** from February 2025.
- Total income of **£129,597 per annum.**
- **A low average rent of £5.90 per sq ft.**
- **Open market rent reviews** in December 2027 and February 2030.
- **Estimated rental value of £144,914 per annum.**
- **WAULT of 7.9 years to expiry.**
- Neighbouring occupiers include **Howdens, Royal Mail, Travis Perkins, Eden Farm Hulleys and the DVSA.**
- **Offers in excess of £1,685,000, subject to contract and exclusive of VAT. A purchase at this level reflects the following:**
 - ▶ **Net initial yield of 7.24%;**
 - ▶ **Reversionary yield of 8.10% after purchaser's costs of 6.18%;**
 - ▶ **Low capital value of £77 per sq ft.**



Units 4-6 Kirkham Trading Estate



**Units 4-6
Kirkham Trading
Estate**

LOCATION

Kirkham is an established market town in the Fylde district of Lancashire, positioned approximately 8 miles west of Preston and 9 miles east of Blackpool. The town sits on the A583, the principal road linking Preston with the Fylde coast. It benefits from a growing residential catchment with significant new housing delivered on its fringes in recent years.

Junction 3 of the M55 lies approximately 3 miles to the north, giving access to Junction 32 of the M6 within approximately 10 miles and from there to the wider national motorway network. Junction 2 opened in July 2023 approximately 5 miles to the east, delivered as part of the £200 million Preston Western Distributor, a new dual carriageway linking the motorway to the A583 Blackpool Road on the western side of Preston.

Kirkham & Wesham railway station, on the Preston to Blackpool line, is within approximately 1 mile of the property and provides regular services to Preston, Blackpool and beyond.

BAE Systems' Warton site, one of the largest employers in Lancashire, lies approximately 3 miles to the south of Kirkham and Westinghouse's Springfields nuclear fuel plant approximately 2 miles to the east.

Excellent road connections

SITUATION

Kirkham Trading Estate (also known as Kirkham Trading Park) is accessed off Freckleton Road, close to its junction with the A583 on the southern edge of Kirkham and approximately 1 mile from the town centre. The estate extends to approximately 12 acres (4.87 hectares) and is the principal industrial and trade location serving the town, providing a critical mass of commercial activity.

Occupiers on the estate include Howdens, Royal Mail, Travis Perkins, Eden Farm Hulleys and a DVSA vehicle testing centre, together with a range of regional trade and industrial businesses.

Development consent for the Morgan and Morecambe Offshore Wind Farms transmission assets was granted by the Secretary of State in September 2026. Two onshore substations will be built between Kirkham and Newton-with-Scales, approximately 1 mile east of the property, bringing sustained construction activity and occupier demand to the immediate area.



CLOSE LINKS TO NATIONAL MOTORWAY SYSTEM, JUNCTIONS 2 AND 3 OF THE M55



ONLY 1 MILE FROM KIRKHAM & WESHAM RAILWAY STATION



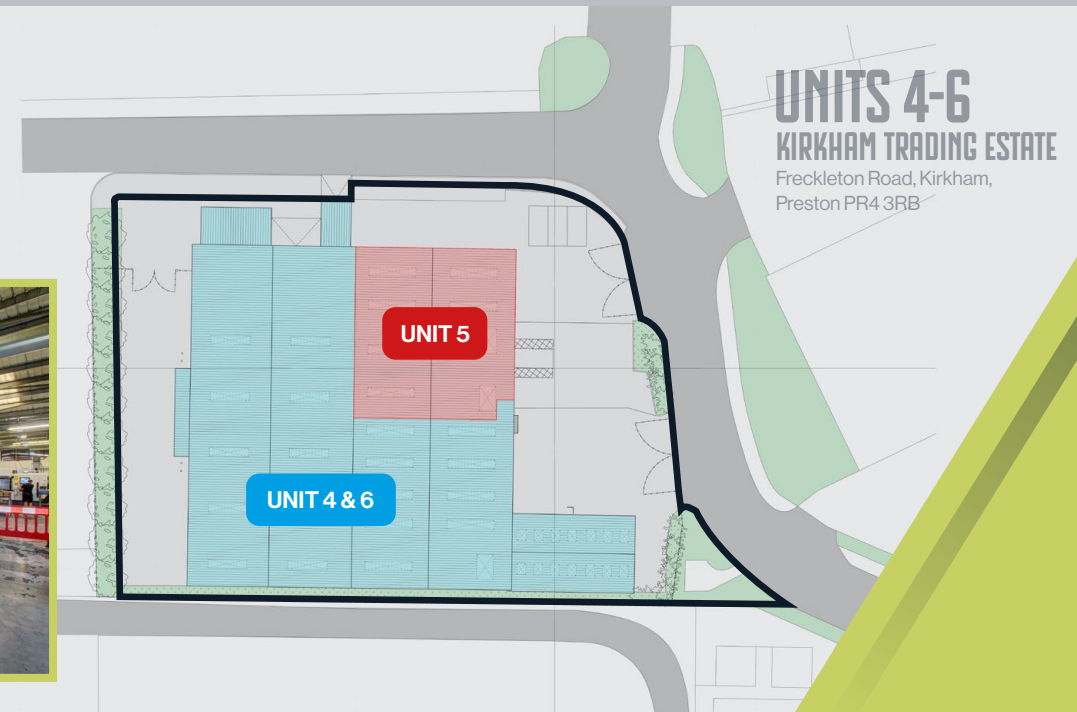
Two units totalling 21,976 sq ft

DESCRIPTION

The property comprises an extended two bay trade counter/industrial unit of steel portal frame construction with brick and blockwork elevations beneath profile metal cladding and a pitched, insulated metal clad roof. Loading is by way of ground level roller shutter doors and the units benefit from an eaves height of approximately 5 m, three phase power and demised car parking and yard areas to the front.

Units 4 and 6 have been combined and comprehensively fitted out by Fylde CNC as a precision engineering facility, including a temperature controlled metrology laboratory, ancillary offices and staff welfare accommodation. The tenant has invested substantially in the accommodation during its occupation.

Unit 5 is fitted out as a Screwfix trade counter to the operator's standard corporate specification, with customer parking to the front.



Low capital value of £77 per sq ft

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	TENANT	GIA (sq ft)	GIA (sq m)
Unit 4 and 6	Fylde CNC Specialists Limited	17,654	1,640
Unit 5	Screwfix Direct Limited	4,322	402
Total		21,976	2,042

Interested parties are invited to satisfy themselves as to the floor areas through their own due diligence.



SITE AREA

The site extends to approximately 0.92 acres.

Low average rent of **£5.90** per sq ft

TENANCY

The property is let to two tenants producing £129,597 per annum, a low average rent of £5.90 per sq ft. The WAULT is approximately 7.9 years to expiry with neither lease containing a tenant break option.

Unit 4 and 6 is let to Fylde CNC Specialists Limited for 10 years from 17 February 2025. The rent is £88,270 per annum, rising to £92,684 per annum in February 2027 and £97,097 per annum (£5.50 per sq ft) in February 2028, with an open market review in February 2030. The vendor will top the rent up to £97,097 per annum from completion.

Unit 5 is let to Screwfix Direct Limited for 10 years from 9 December 2022 at £32,500 per annum (£7.52 per sq ft), with an open market review in December 2027.

Both leases are on effectively full repairing and insuring terms, with the landlord insuring the property and providing estate services and recovering the cost through the insurance rent and a service charge. The Screwfix lease is subject to a photographic schedule of condition annexed to the lease.

Copies of the leases are available on request.

TENURE

The property is held freehold under title number **LA782715**. A copy of the title is available.

Tenancy schedule:

UNIT	TENANT	GIA (sq ft)	RENT (pa)	RENT (psf)	LEASE START	RENT REVIEW	LEASE EXPIRY
4 & 6	Fylde CNC Specialists Limited	17,654	£97,097*	£5.50	17/02/2025	17/02/2030	16/02/2035
5	Screwfix Direct Limited	4,322	£32,500	£7.52	09/12/2022	09/12/2027	08/12/2032
Total		21,976	£129,597	£5.90			

* The current rent is £88,270 per annum. This rises to £92,684 per annum on 17 February 2027 and to £97,097 per annum on 17 February 2028. The vendor will top the rent up to £97,097 per annum from completion.

The property is **FREEHOLD**



ESTIMATED RENTAL VALUE

08

Comparable evidence for Unit 4 & 6:

DATE	PROPERTY	SIZE (sq ft)	RENT (psf)	COMMENTS
Sep 2025	Unit 3A, Kirkham Trade Park (Howdens)	11,481	£6.75	New 15 year lease with a break at year 10.
Aug 2025	Unit X, Beacon Road, Poulton-le-Fylde	14,300	£6.29	New five year letting of the whole building.
May 2025	Mowbray Drive, Blackpool (Howdens)	15,370	£6.35	Five year term with a review in April 2028 and no break. Rent stated net effective.
Mar 2025	Express Trading Estate, Bolton (Johnsons Workwear)	19,022	£6.83	The closest match on size to Unit 4 and 6. Regional evidence rather than Fylde.

Comparable evidence for Unit 5:

DATE	PROPERTY	SIZE (sq ft)	RENT (psf)	COMMENTS
Oct 2025	Whitehills Business Park, Westby Close, Blackpool (Blackpool and Fylde College)	5,520	£9.97	New ten year letting.
Aug 2025	Prestige House, Cornford Road, Blackpool	6,880	£7.99	New five year letting of part.
Dec 2024	Disley Close, Blackpool (Marshall Motor Group)	8,520	£10.56	New ten year letting of the whole.
Dec 2024	Unit 7, Whitehills Business Park, Brooklands Way, Blackpool (Howdens)	10,500	£9.25	New 15 year lease with no break. Terms agreed September 2024 on a new build unit completed later that year.
Nov 2024	Whitehills Business Park, Blackpool (YourZooki)	6,178	£7.93	New five year letting of half the building.

Based on the above comparable evidence we would apply a minimum ERV to Unit 4 & 6 of £6.25 per sq ft and £8.00 per sq ft to Unit 5. This equates to a total estimated rental value of £144,914 per annum, £6.59 per sq ft overall, against £129,597 per annum passing.

Estimated rental value of
£144,914 per annum



Reversionary yield of 8.10%

COVENANT INFORMATION

Fylde CNC Specialists Limited (Company No. 05280031)

Fylde CNC was incorporated in November 2004 and provides sub-contract precision CNC machining, producing high quality components for OEMs and Tier 1 suppliers in the automotive and aerospace sectors. The company is known for manufacturing parts for some of the world's leading premium and luxury car brands and operates to the highest industry quality standards.

The business has occupied Kirkham Trading Estate for two decades and has reinvested continually in advanced machinery and a temperature controlled metrology laboratory, making the Kirkham facility one of the most advanced of its kind in the region. Its decision to take a new 10 year lease in February 2025 underlines its commitment to the property.

Fylde CNC is a wholly owned subsidiary of Venture Engineering Group Limited, which reported group turnover of £7.86 million for the year to 30 April 2025. Fylde CNC is not required to file turnover or profit figures.

Fylde CNC Specialists Limited has reported the following shareholders' funds:

YEAR END	SHAREHOLDERS' FUNDS
30 April 2025	£7,521,473
30 April 2024	£7,085,203
30 April 2023	£7,029,824

Creditsafe gives the company a risk score of 72/100 and a credit limit of £605,000 (October 2026). A copy of the report is available on request.

Screwfix Direct Limited (Company No. 03006378)

Screwfix is the UK's largest multichannel retailer of trade tools, accessories and hardware products, trading from over 900 stores nationwide alongside its online and click and collect channels. The company is a wholly owned subsidiary of Kingfisher plc, the FTSE 100 listed owner of B&Q, Castorama and Brico Dépôt.

The company's annual accounts reflect the following financial highlights:

YEAR END	TURNOVER	PRE-TAX PROFIT	SHAREHOLDERS' FUNDS
31 January 2026	£2,658,900,000	£244,700,000	£602,600,000
31 January 2025	£2,539,100,000	£220,200,000	£779,300,000
31 January 2024	£2,419,800,000	£241,000,000	£608,200,000

Creditsafe gives the company a risk score of 100/100 and a credit limit of £61,450,000 (October 2026), indicating a very low risk of business failure. A copy of the report is available on request.



UNIT 4 & 6



UNIT 5

Screwfix Direct - Creditsafe score of 100/100

ENERGY PERFORMANCE CERTIFICATES

Unit 4 and 6 has an EPC rating of C and Unit 5 has an EPC rating of B. Copies are available upon request.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

Offers are invited in excess of £1,685,000 (One Million Six Hundred and Eighty Five Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects the following:

- **Net initial yield of 7.24%;**
- **Reversionary yield of 8.10% after purchaser's costs of 6.18%;**
- **Low capital value of £77 per sq ft.**



■ **For further information, or to arrange an inspection, please contact:**

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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. They are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. October 2026.