



## Invest wisely and Benefit from a UK Secondary Commercial Property Market that Continues to go From Strength to Strength

**Commercial properties** in the UK that are located in *secondary* areas, i.e. outside of central London and the highly developed South Eastern part of England, continue to perform well and offer exceptional value for investors.

Greenstone is now offering another **exciting opportunity** for investors ready to take advantage of the rising UK secondary commercial market.

This unique investment portfolio is made up of **four properties** located in Wales, Scotland and Northwestern England. All of the properties are fully let to **high quality tenants with long-term leases**.

The properties are located in:

- **Bridgend**, situated between Cardiff and Swansea in Wales
- **East Kilbride**, Near Glasgow in Scotland
- **Oldham**, in the greater Manchester area
- **Warrington**, midway between Manchester and Liverpool

Tenants include:

- Asics (UK) limited
- Frankie & Benny's
- Halfords Ltd
- Housing association and public sector organisations

### Size and Income Potential

Overall, the properties in the portfolio occupy a little over **7200 square metres** of prime commercial, retail and warehousing space. The total rental yield is over **700,000 pounds** annually, giving an average yield of almost 100 pounds per square metre. The rental income is of a very low-risk nature as the tenants are all of very high-calibre, with **65%** of the space being let to tenants with a **5A1 rating** (the highest available).

### A Golden Opportunity – but Act Quickly

Financial indicators from the UK and the views of property insiders continue to illustrate the investment potential of the UK Commercial Property Market, specifically in the secondary areas. However, as the news begins to spread the amount of available quality properties in this sector will begin to reduce.

**Subscribe** to this opportunity now and ensure you benefit from solid secondary market growth over the next few years.

