



Multi-let Industrial Investment

287.63 m² (3,096 sqft)

Industrial Investment
For Sale

THREE SEPARATE UNITS

CLOSE TO CITY CENTRE
PART OF THE CITY
TRADING ESTATE

TOTAL INCOME OF
£19,500 PA

GOOD ACCESS TO INNER
RING ROAD

LONG LEASEHOLD

**2-4 Derby Street, Off Heigham Street, Norwich,
Norfolk, NR2 4PU**

A great opportunity to acquire fully let individual industrial units to 3 long standing tenants. The units are in good location for trade counter uses. The total income is £19,500pa with scope to increase on renewal to £25,500pa.

Heigham Street is an associated City Trading Estate and is a popular industrial location, particularly for trade counter operators due to its access to the city centre and the wider road network through the inner ring road. It is an area of popularity with car showrooms and other trade counter units including Halfords, Robinsons, Mercedes, VW, Buildbase, builder's merchants and Go Outdoors.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The subject properties comprise a pair of semi-detached small industrial units and one end terrace unit.

Each property is of steel portal frame construction with concrete floor and clad with profile sheet steel coated with UPVC. Each property has a loading door in addition to designated parking.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	Sq Ft
Unit 2	98.48	1,060
Unit 4	98.48	1,060
Unit 6	90.67	976
Total	287.63	3,096

Tenure

The properties are held under a head lease dated 1 August 1986 for a term of 125 years at a ground rent of £2,660 per annum. Subject to rent review to 15% of the rental value every 5 years.

Each unit has been sublet on a standard Law Society form of lease and these all expire as follows:

- Unit 2 – June 2024
- Unit 4 – June 2024
- Unit 6 – March 2027

Under the terms of these leases, the landlord is responsible for external repairs and maintenance.

Terms

The Long Leashold interest in the property is available for **£295,000 exclusive**.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr//27718

Unit	Tenant	Rent (ERV)	EPC	RV 23/24	Rates Payable 23/24
2	Everark Weldtronics Ltd	£6,500 (£8,700)	TBC	£6,700	£3,343.30
4	Windmill Buying Service Limited	£6,500 (£8,700)	D	£6,700	£3,343.30
6	T. Baker	£6,500 (£8,100)	TBC	£6,100	£3,043.90
Without prejudice		£19,500 (£25,500)		NB. Rates Payable by the tenant	

