

INDUSTRIAL INVESTMENT

Common Lane, Watnall, Nottingham NG16 1HD

BUY!

DETACHED INDUSTRIAL UNIT WITH YARD & INTEGRAL OFFICE BLOCK

PRICE
REDUCED
£295,000

- 260.38 sq m (2,803 sq ft)
- Detached unit with yard
- Sought after location offering access to Nottingham and J26 of the M1
- Leased until July 2025
- Rent passing £19,000 per annum
- Rent review July 2023



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

LOCATION:

The property is located on the popular and established New Line Road Industrial Estate in Watnall.

The location is approximately 5 miles from central Nottingham and 1 mile from the M1 (J26) at its intersection with the A610 trunk road.

Other occupiers in the vicinity include the Hovis bakery, Aero Fabrications, TLC Electrical Distributors and the DVSA driving test centre.

DESCRIPTION:

The property comprises a single storey brick built industrial / warehouse unit set within a fenced and gated compound. The site extends to approx. 0.27 acres.

The property has an integral office block and a gross internal area of 2,803 sq ft - of which the office section extends to approximately 38.15 sq m (411 sq ft).

ACCOMMODATION: (GIA)

DEMISE	SQ M	SQ FT
GF Warehouse:	222.23	2,392
GF Office Block:	38.15	411
TOTAL:	260.38	2,803

LEASE:

The property is occupied by Linby Vans Ltd (Company No. 11534314) by way of a 5 year lease from July 2020 at a passing rent of £19,000 per annum.

There is a rent review in July 2023, the tenant has a break option at the end of the third year.

Linby Vans Ltd has an Experian credit score of 77 ('below average risk'). In addition, there is a personal guarantee.

TENURE:

Freehold subject to the existing tenancy.

PRICE:

The property is available to purchase at a price of:-

£295,000

A purchase at this level will show an initial yield of approximately 6.31% prior to any impact of the 2023 rent review.

RIGHT OF WAY:

We understand there is a right of way from the entrance gate to the property situated immediately to the rear. Further guidance on application.

EPC:

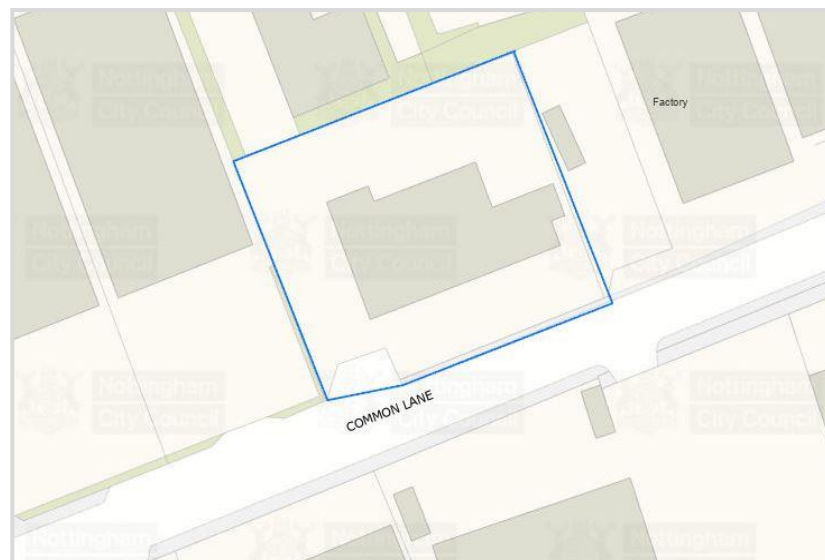
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VAT:

Vat is not applicable to the purchase price.

VIEWINGS:

For viewings or further information, please contact the sole agent below.



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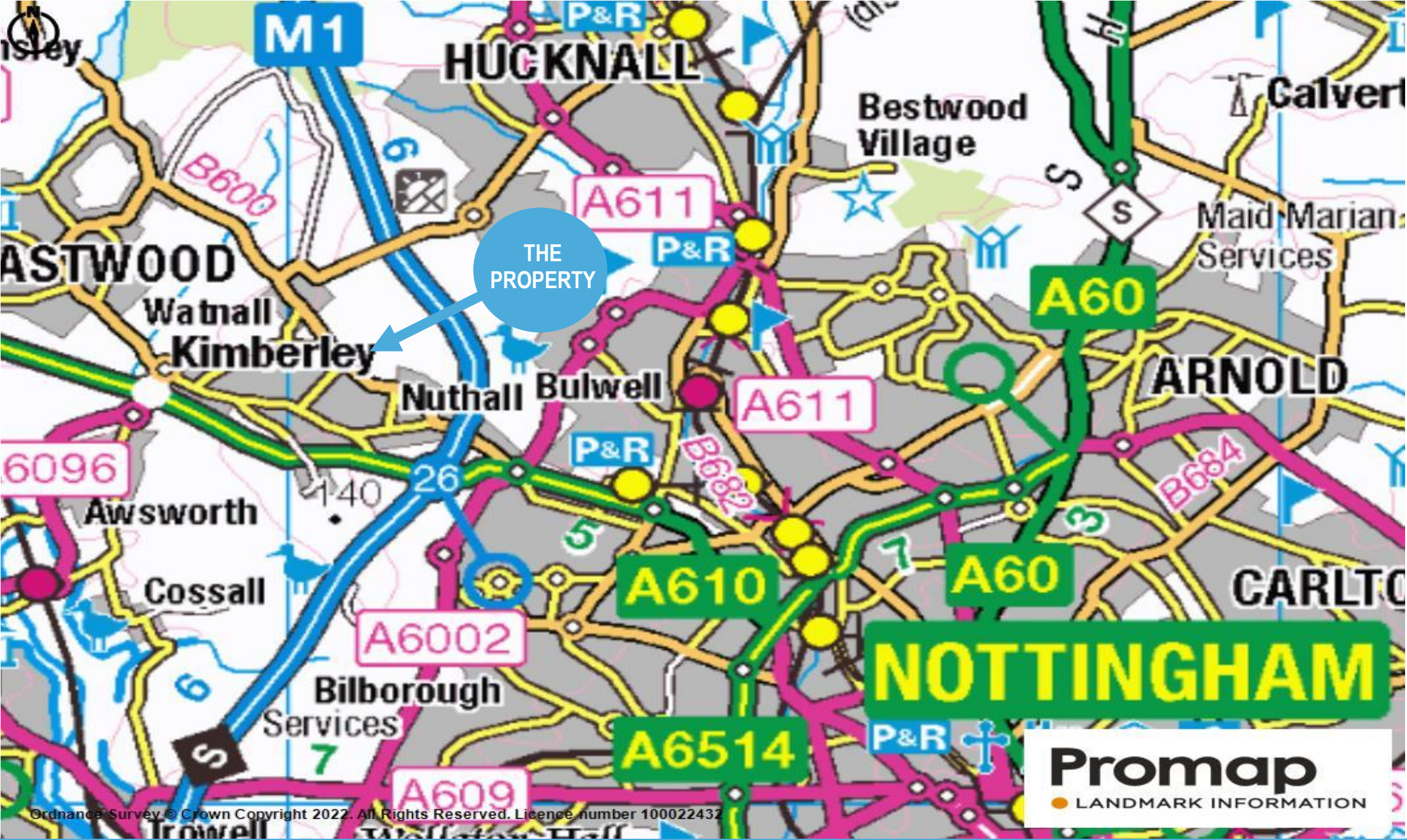
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.