

**FOR SALE** - RECENTLY CONSTRUCTED FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING A WORKSHOP UNIT LET ON 10 YEAR FULL REPAIRING LEASE WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

**SANDRINGHAM  
INVESTMENTS**  
PROPERTY GROUP

*Unit 2 Union Street Industrial Estate, Sutton In Ashfield, NG17 5EL*

**PRICE - £195,000 | RENT - £16,640 p.a. | YIELD - 8.5%**

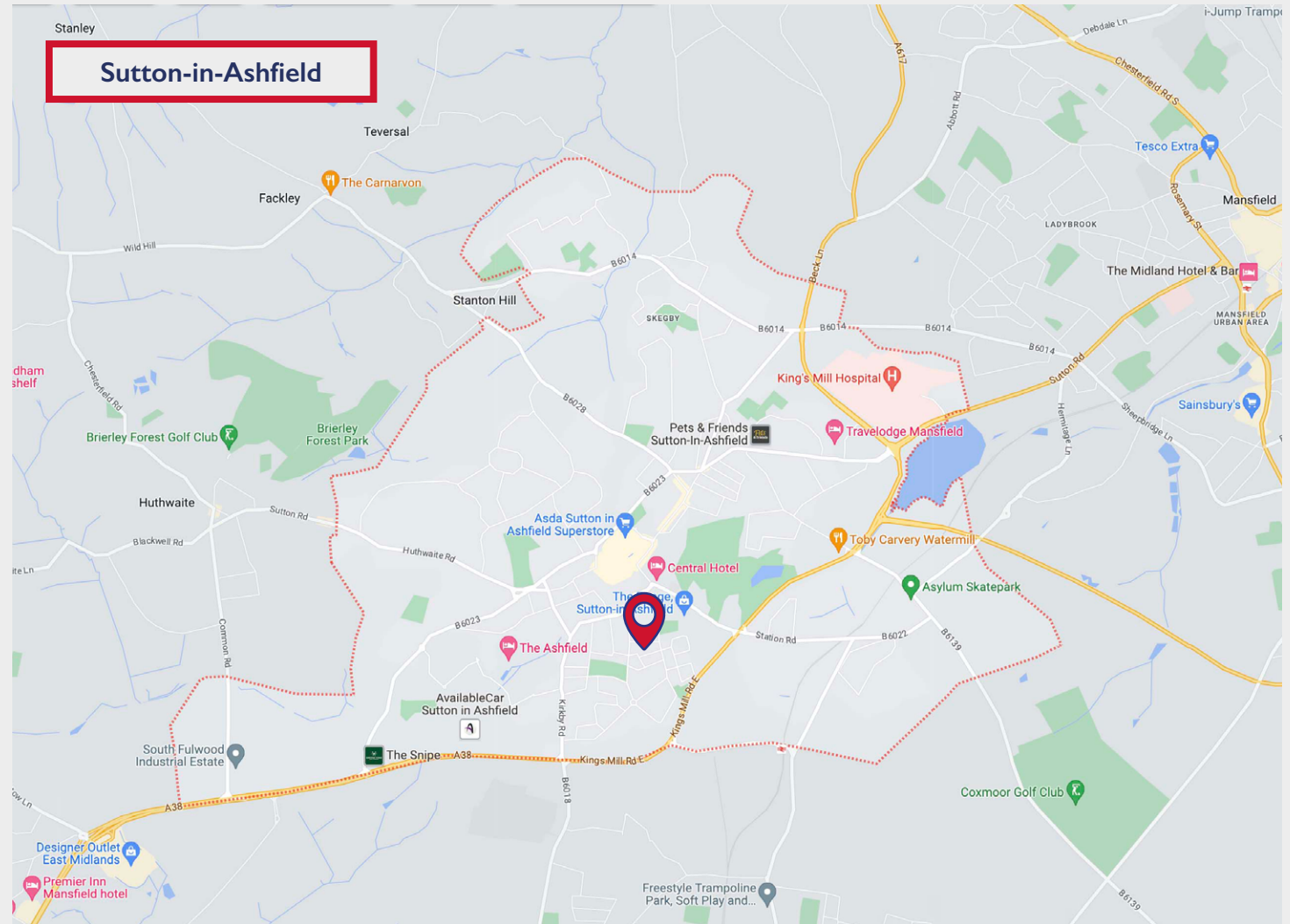
**Presented by: Nigel Dale FRICS and Guy Botha BSc(Hons) Estate Management. Dip Surv Prac.**

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## LOCATION

Sutton-in-Ashfield is a market town in Nottinghamshire, England, with a population of 48,527 in 2019. It is the largest town in the district of Ashfield, four miles west of Mansfield, two miles from the Derbyshire border and 12 miles north of Nottingham. The building occupies a prime location backing onto the A38 within moments of Junction 28 of the M1 motorway.



## DESCRIPTION

The property provides a single storey industrial unit with brick walls and a steel framed concrete and metal profile sheet roofing. The unit benefits from a steel roller shutter door and has been recently repainted. The unit provides approximately 1925 sq ft (179 sq m)



## TENURE

The property is sold freehold subject to the occupational lease below.

## TENANCIES

The property produces an annual rent of £16,640 exclusive of VAT. It is let on a new on 10 year full tenant repairing lease to Mr C. Nico Raducanu from 11th January 2024 with 3 yearly rent reviews to the greater of RPI or market rent. The lease is subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice.



We sell commercial property with an inflation linked rental stream

## PRICE

£195,000

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

## EPC

Copies of the EPC certificates are available upon request.

## ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

## OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact:

**e:** [guy@propertyco.net](mailto:guy@propertyco.net)

**t:** 020 8861 7010.

