

Northampton - 7 Pond Wood Close, Moulton Park Industrial Estate NN3 6RT
Freehold Industrial Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Northampton - 7 Pond Wood Close, Moulton Park Industrial Estate NN3 6RT

Freehold Industrial Investment



Investment Consideration:

- Purchase Price: £1,000,000
- Gross Initial Yield: 7.90%
- Rental Income: £79,000 p.a.
- VAT is applicable to this property
- Located within the established Moulton Park Industrial Estate
- Let to Classic Cuisine of Northampton Limited
- Tenant has been in occupation for some 25 years
- Comprising a total of 1,863 sq m (20,053 sq ft)
- Well located close to the A45
- Occupiers close by include Piroto Labelling, Dataforce and Spring Line, amongst other industrial traders.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 7	Ground Floor: 1,635 sq m (17,599 sq ft) Mezzanine: 228 sq m (2,454 sq ft) Total: 1,863 sq m (20,053 sq ft)	Classic Cuisine Of Northampton Limited	5 years from 25 March 2018	£79,000	Note 1: FRI Note 2: The lease contains a tenant's option to break in the third year on providing 6 months notice. Note 3: Deposit held of £23,715.71
Total				£79,000	

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Property Description:

The property is arranged on ground and mezzanine floors providing a warehouse with ancillary accommodation, presently used by the tenant as a food processing building with refrigeration. The warehouse benefits from an eaves height of 4.57m and 11 roller shutter doors (some 7 of which are blocked with insulation panels). The property benefits from parking for 21 cars.

The property provides the following gross internal accommodation and dimensions:

Ground Floor:	1,635 sq m	(17,599 sq ft)
Mezzanine:	228 sq m	(2,454 sq ft)
Total:	1,863 sq m	(20,053 sq ft)

Tenancy:

The entire property is at present let to CLASSIC CUISINE OF NORTHAMPTON LIMITED for a term of 5 years from 25th March 2018 at a current rent of £79,000 per annum. The lease contains full repairing and insuring covenants. Deposit held of £23,715.71. The tenant has been in occupation for some 25 years. Classic Cuisine is a family owned business which opened in 1990 as a specialist supplier of high quality frozen gourmet meals for food service. They have a number of accreditations and awards over the years. www.classiccuisine.co.uk

Location:

Northampton is the county town of Northamptonshire and is a well established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 50 miles south-east of Birmingham and has a population in excess of 212,000. The town benefits from excellent road communications, with Junctions 15, 15A and 16 of the M1 Motorway providing access to London, Birmingham and the national motorway network. The A5076 is parallel to the property, which allows for good access to the A43.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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