



Freehold Commercial Investment Property,
Unit 3 Bradley Street, Sandiacre, Nottingham,
NG10 5AH

Offers In Excess Of
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Freehold Commercial Investment Property
- Tenants Holding Under a 2006 Dated Lease
- Light Industrial Environment in Sandiacre
- Let to Produce £7,000 per annum exclusive
- Gross Internal Area 1,170 sq.ft approximately
- Long Term Tenants

The unit is set within a light industrial environment in Sandiacre in a block of four single storey industrial units. The location is just over a mile from Junction 25 of the M1 motorway, as well as the A52 Nottingham/Derby road. The unit is also ideally placed for Stapleford, Long Eaton and Ilkeston.

The unit was constructed circa 1970 with brick elevations under a profile roof. There is a roller shutter door, fire exit and tarmac forecourt parking.

The accommodation comprises in more detail as follows:

WORKSHOP/STORAGE

35' x 33'6 (10.67m x 10.21m)

Manually operated roller shutter door, fire escape door, fluorescent lighting and the overall area includes a stud partitioned office and WC with wash basin. Gross internal area 1,170 sq.ft.

SERVICES

The unit has mains water, electricity (three phase) and drainage connected.

TENURE

The property is freehold, registered Title DY211082.

The property is subject to a Business Tenancy under the Protection of the 1954 Landlord and Tenant Act.

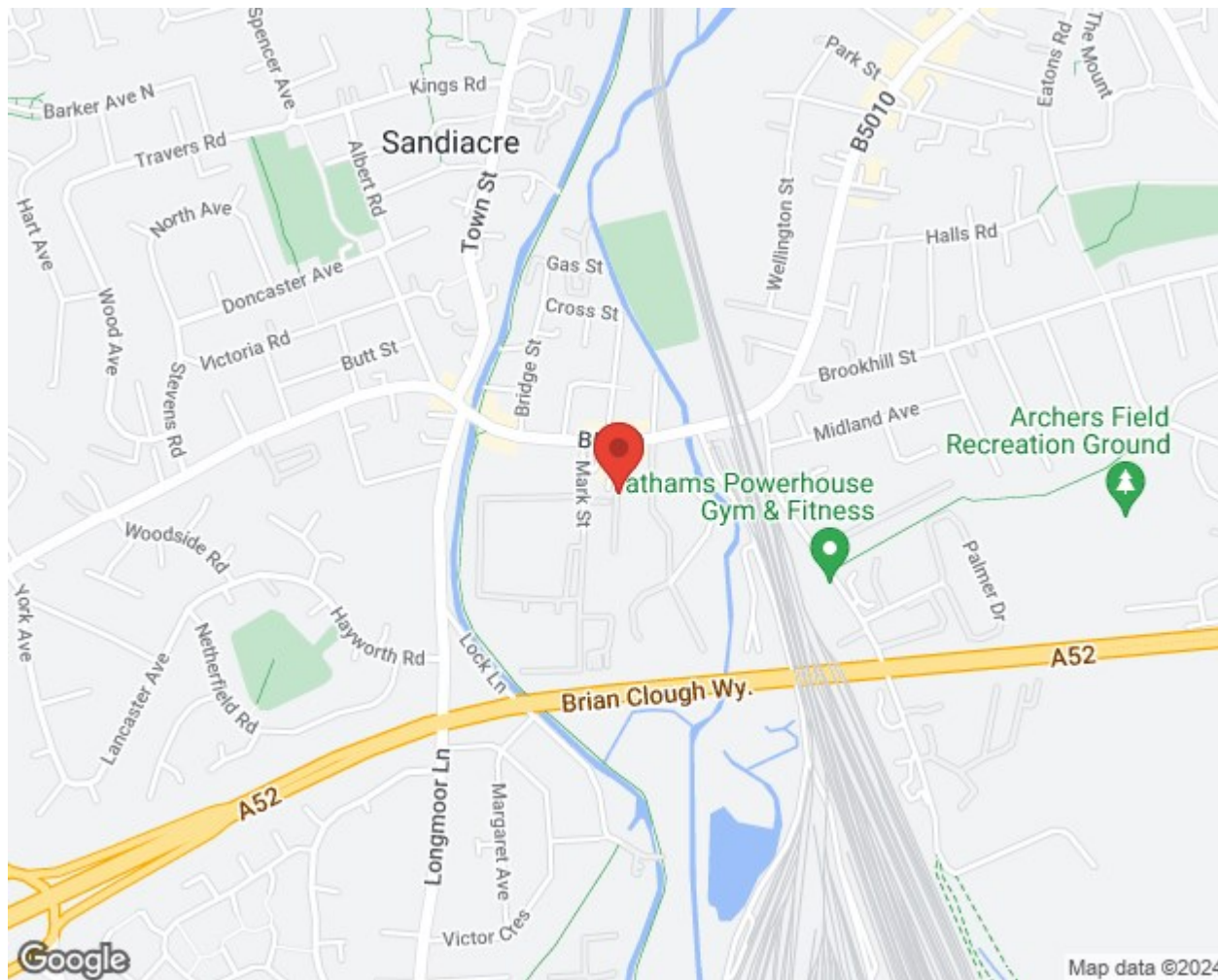
The original lease is dated 13th February 1990 between Maxwell Alfred Hopewell and C.F. Haines & Co Ltd. We are informed that a new lease dated 8th January 2007, for a term of five years from 22nd June 2007, between Maxwell Alfred Hopewell and G.F. Haines & Co Ltd was renewed to be co-terminal with the adjoining leases and subsequently assigned to Castle Tapes and Industrial Solutions.

The current rent passing is £1,750 per quarter exclusive (£7,000 per annum) subject to the tenants liability to pay insurance rent.



Identification only and although believed to be correct, is not guaranteed and it does not form any part of any contra





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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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