



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 tarmacadam 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.

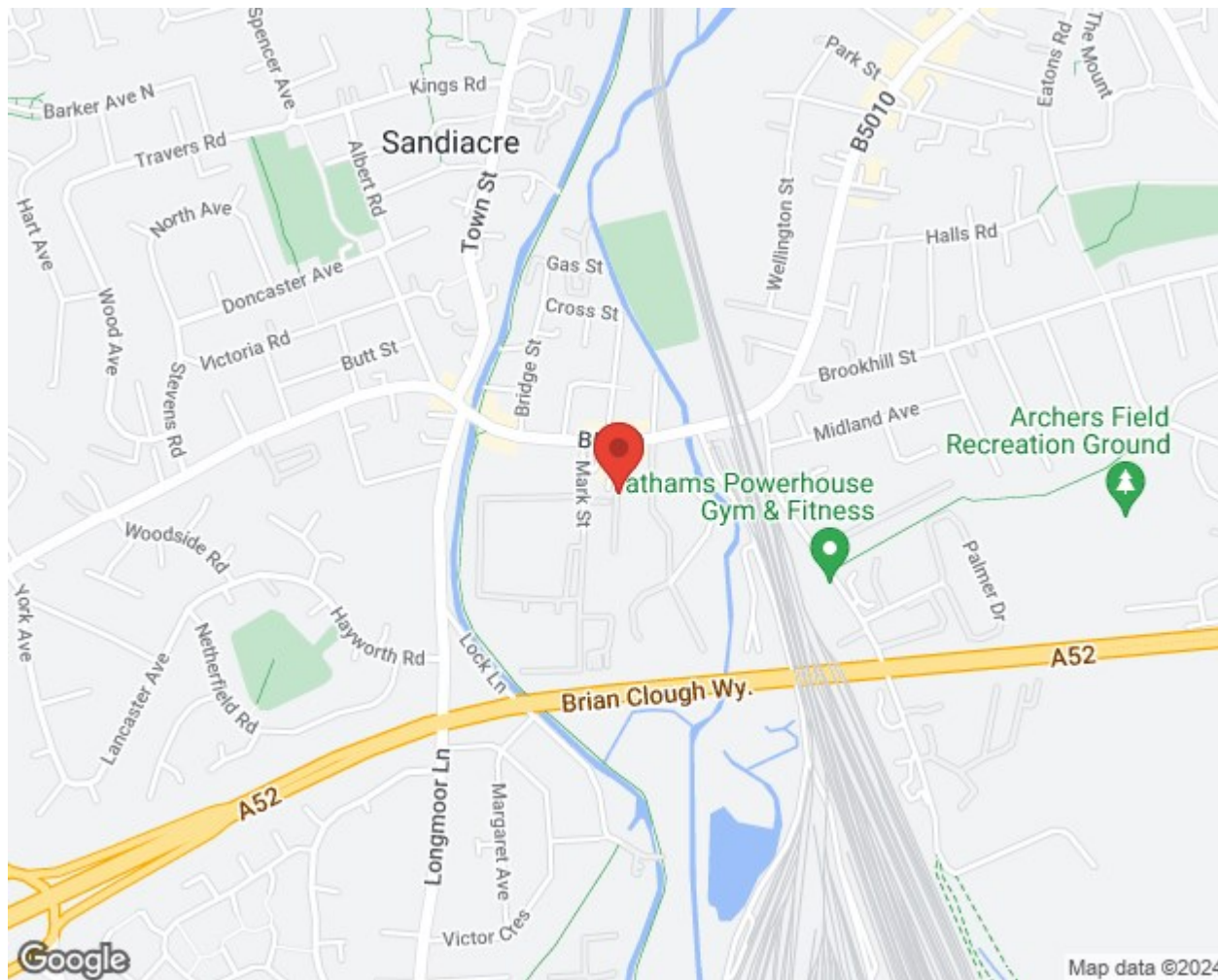
The current rent passing is £1,750 per quarter exclusive (£7,000 per annum) subject to the tenants liability to pay insurance rent.





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





*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers