



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

Auction Guide £145,000
Tel: 01636 611811

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

- Freehold Commercial Investment Property
- Let to Produce £7,000 per annum exclusive
- Gross Internal Area 1,170 sq.ft approximately
- Long Term Tenants
- AUCTION 17TH APRIL 2025
- Tenants Holding Under a 2006 Dated Lease
- Light Industrial Environment in Sandiacre

AUCTION GUIDE ***£145,000*** SALE BY AUCTION THURSDAY 17TH APRIL 2025 - 2.30 PM, TRENT BRIDGE CRICKET GROUND, DEREK RANDALL SUITE, WEST BRIDGFORD, NOTTINGHAM, NG2 6AG

A freehold commercial investment comprising purpose built workshop with existing use storage and distribution. The unit is let to long term tenants holding over under the terms of a 2006 lease producing £7,000 per annum exclusive. The gross internal area of the unit is 1,170 sq.ft aproximately.

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 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.

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

EPC RATING

This property has an EPC rating of D (81).

IMPORTANT NOTES

Please see www.auctionestates.co.uk.

LEGAL PACK

The contract special conditions, conditions of sale and all related documents will be available at the offices of Auctioneers and the vendors solicitors at least 14 days prior to the Auction.

Auction Estates will conduct the Auction in accordance with Edition 4 (September 2019) of the Common Auction Conditions of Sale.

Interested parties are able to download the legal documents and the pack directly from the Auction Estate website.

BUYERS FEE

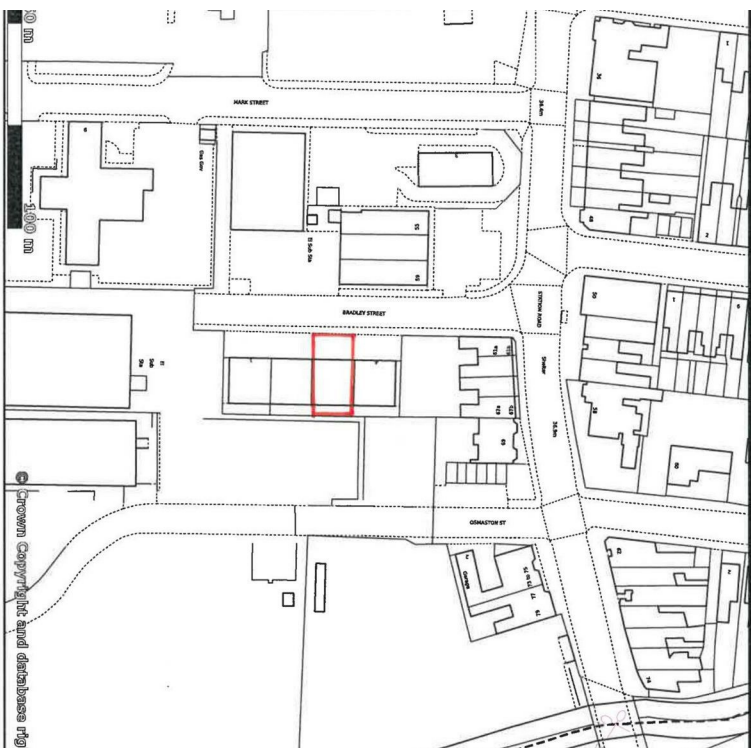
Please note that Auction Estates will be charging a buyers fee of £1,500 plus VAT. This amount is payable regardless of whether a sale occurs before or during or after the Auction, and will be collected on exchange of contracts.

AML

The Money Laundering Regulations 2007 compel the Auctioneers to conduct certain identity checks prior to acceptance of the offer. In order to meet these requirements please contact Auction Estates with certified copies of both photographic ID and proof of address.

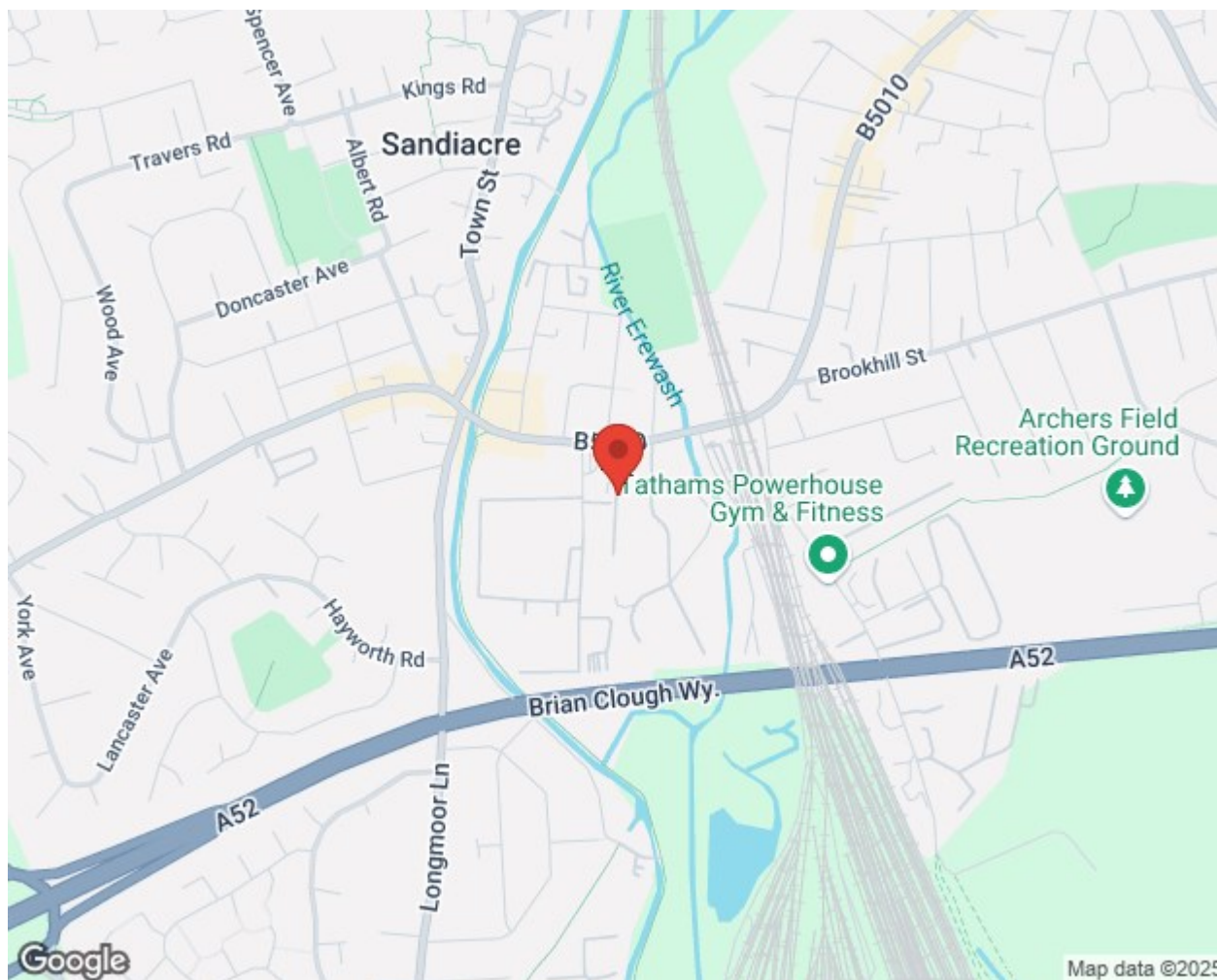
SPECIAL CONDITIONS OF SALE

The client has requested that the vendors legal costs and search fees are recovered from the buyer.



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



RICS



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