



FOR SALE

**26/26A
COTTONBROOK ROAD**

**SIR FRANCIS LEY INDUSTRIAL
ESTATE, DERBY DE23 8YL**

785 sq m (8,450 sq ft)

Freehold investment opportunity

- Offers invited in excess of £700,000 which reflects a NIY of 6.38% having allowed 5.30% for purchaser's costs
- Total rental income of £47,000 per annum
- Asset management opportunities
- Strong covenant tenants
- 2 modern industrial units
- Fully secure and gated site



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**INVESTMENT
OPPORTUNITY**





LOCATION

The properties are located on the established Sir Francis Ley Industrial Estate at Cottonbrook Road, close to its junction with Osmaston Road. Osmaston Road is a busy arterial route providing easy access to the A511 outer ring road, allowing rapid road communication between the inner and outer ring roads to the south of Derby City Centre.

DESCRIPTION

The properties are of steel portal framed construction. Elevations are of cavity brick and blockwork to approximately 2m, surmounted by lined and insulated profile steel cladding under a similarly clad roof incorporating approximately 10% translucent light panels.

The units have a solid concrete floor slab throughout and a minimum eaves height of 5.5m. To the front of the units is a tarmacadam shared parking area with space for up to 8 vehicles per unit. The site is fenced and gated.

SERVICES

Electricity, water and mains drainage are evident within the units, but we can provide no warranty with regard to their capacity or connectivity.

EPC

EPC rating of 88 falling within Band D.

ACCOMMODATION / LEASE TERMS

The Gross Internal Areas of each unit and occupational lease terms are:

	TENANT	TERM	LEASE COMMENCEMENT	RISK DISK SCORE	ANNUAL RENT	SQ FT
26	McDonald's Restaurants Ltd Co No. 01002769	10yrs (5 th year break & review)	15.10.21	100 - Very Low Risk Credit limit - 10m	£20,000	3,982
26a	Alliance Automotive UK LV Ltd Co No. 00998035	10yrs (5 th year break & review)	19.12.23	100 - Very Low Risk Credit limit - 5.8m	£27,000	4,468
TOTAL					£47,000	8,450

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

BUSINESS RATES

Charging Authority:	Derby City Council
Description:	Warehouse & premises
Period:	2023/24
26 Cottonbrook Rd:	£17,750
26A Cottonbrook Rd:	£21,000

TENURE

Freehold subject to and with the benefit of the occupational leases.

GUIDE PRICE

Offers are invited in excess of **£700,000** which reflects a net initial yield of 6.38%, having allowed for 5.30% purchasers costs.

VAT

VAT is applicable to the price at the prevailing rate. The transaction will be treated as a TOGC for VAT purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars are prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www