



## Commercial Investment

### Unit 3 Derwenthaugh Marina, Blaydon NE21 5LL

- Mid-terrace steel portal frame industrial unit
- Rental income £15,000 + vat per annum
- Net internal area 272 sq. m. (2,929 sq. ft.) including mezzanine office
- Attractive 8.5 % yield investment opportunity (after ground rent paid)
- 10 Year lease from April 2023 (Tenant break April 2028)
- Let to BNAC Ltd with personal guarantor
- Excellent access to A1, Metrocentre and Scotswood Bridge

**Price: £160,000 (plus vat)**

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## Location

The unit is situated on Derwenthaugh Marina on the southern bank of the River Tyne opposite the Vickers Armstrong factory and just north of the Derwenthaugh Road linking the A1 Western By-Pass with the Metro Centre and Scotswood Bridge. The unit is accessed via Chainbridge Road Industrial Estate.

## Description

The property comprises a mid-terrace, single-storey industrial unit located at Unit 3, Derwenthaugh Marina, Blaydon. Constructed of steel portal frame with clad elevations and roof, the unit provides predominantly open-plan workshop accommodation together with W.C. facilities and a mezzanine office. Externally, the property benefits from designated parking to the front.

The property is let to BNAC Ltd (with personal guarantor) on a lease expiring 31 March 2033, subject to a tenant break option in April 2028 and three-yearly rent reviews. The current passing rent of £15,000 per annum (exclusive) offers an attractive income-producing investment opportunity with scope for future rental growth.

## Dimensions

Area	Sq. m.	Sq. ft.
Workshop / W.C	249	2,680.2
Mezzanine Office	23.14	249.07
<b>Total</b>	<b>272.14</b>	<b>2,929.27</b>

## Lease & Tenant Information

Lease term - 1 Apr 2023 – 31 Mar 2033  
Lease type - IRI (via underlease structure)  
Rent reviews - Every 3 years (2029)  
Tenant - BNAC Ltd (with personal guarantor)  
Break clause - Year 5 (Apr 2028)  
Rent deposit – Held

## Rental Income

£15,000 + vat per annum

## Yield

8.5 % (after ground rent paid)

## Tenure

Leasehold - 125 years (less 3 days) from 21 March 2019

## Ground Rent

£1,180 plus VAT (£1,416 inc VAT) (paid by Landlord)

## Service Charge

£1,400 per annum (paid by tenant)

## Insurance

£1,350 per annum (paid by tenant)

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £15,500

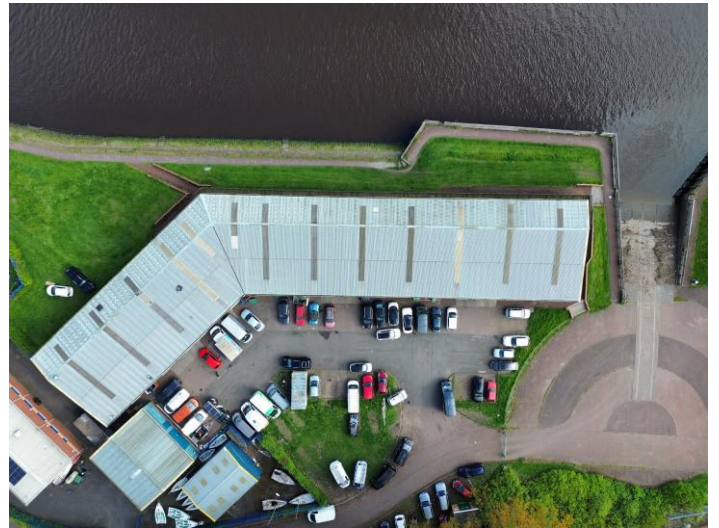
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3. Any areas, measurements and distances given are approximate only.

**Ref: I451 (Version 1)**

**Prepared 28<sup>th</sup> April 2026**

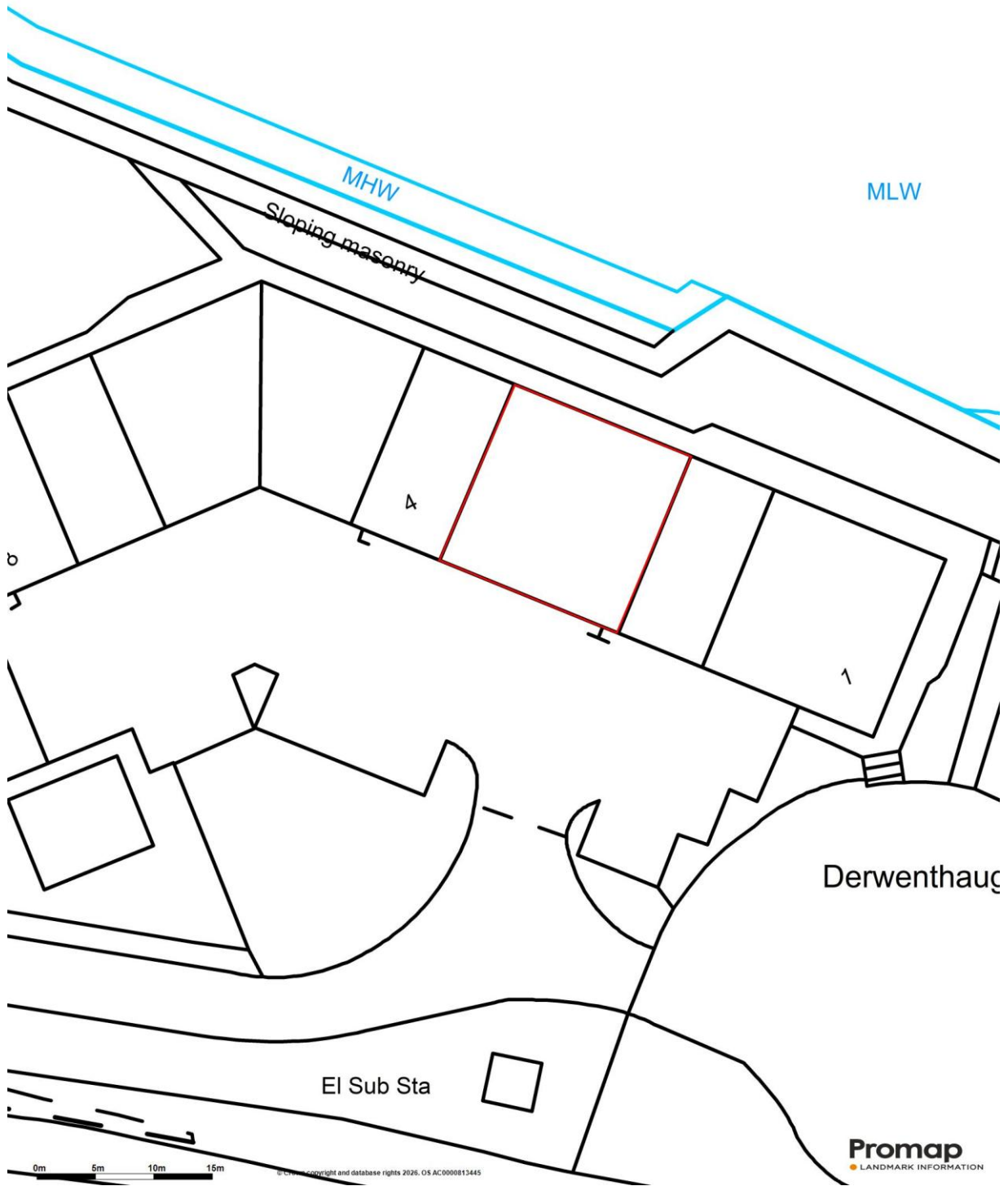
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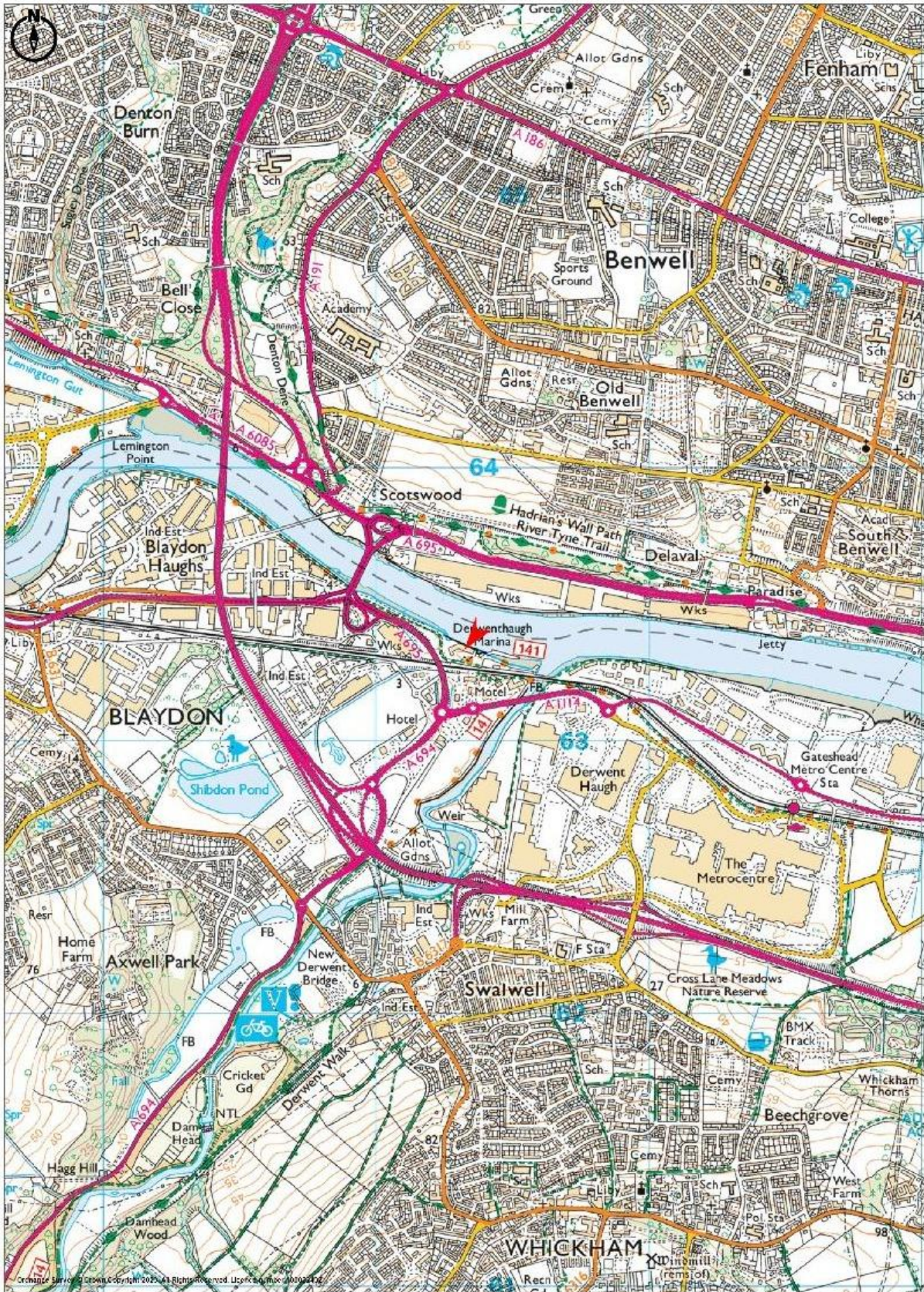
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