



ON THE INSTRUCTIONS OF



For Sale

Multi let Industrial Investment

South Nelson Industrial Estate, Cramlington, Northumberland, NE23 1WF



INVESTMENT HIGHLIGHTS

- The estate comprises 19 industrial units.
- 10 are let on occupational leases and 9 by way of long leasehold interests.
- £129,788 pa income.
- Net initial yield 7.64%.
- Highly reversionary.
- Multiple asset management angles.

Location

South Nelson Industrial Estate is located within a busy commercial area north west of Cramlington Town Centre. The dualled A189 Spine Road, accessed via the A192 is nearby, as is the A1 linking Northumberland, Scotland in the north with Newcastle and the south.

Description

The estate comprises a number of terraced, semi-detached or detached units dating from the late 1970's. The units are of steel portal frame construction with profile steel cladding under pitched profile steel roofs. Each unit benefits from full height roller shutter doors.

Tenure

Freehold subject to the long leasehold and occupational tenancies which are drawn on effectively fully repairing and insuring terms by way of a service charge and as detailed within the schedule.

Price

£1,600,000 plus VAT.

Data Room

Access to a comprehensive data room containing title, lease, service charge information is available to interested parties on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

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

For further information please contact:

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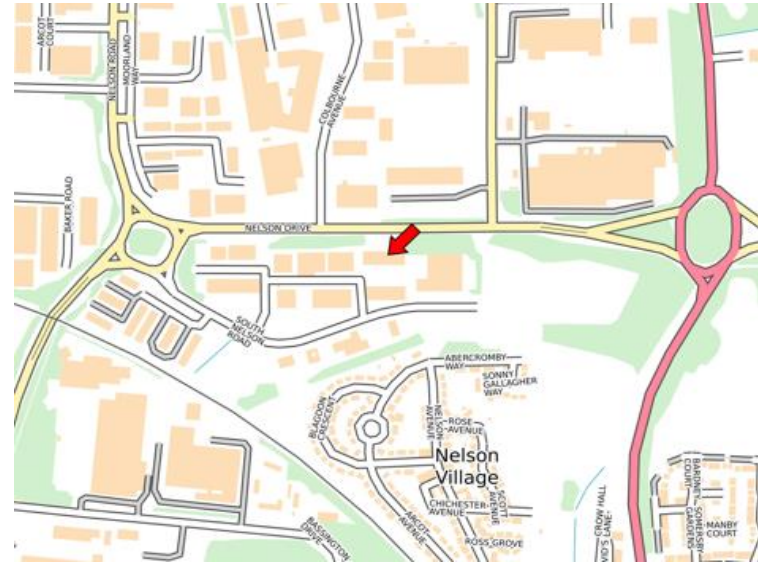
Fergus Laird

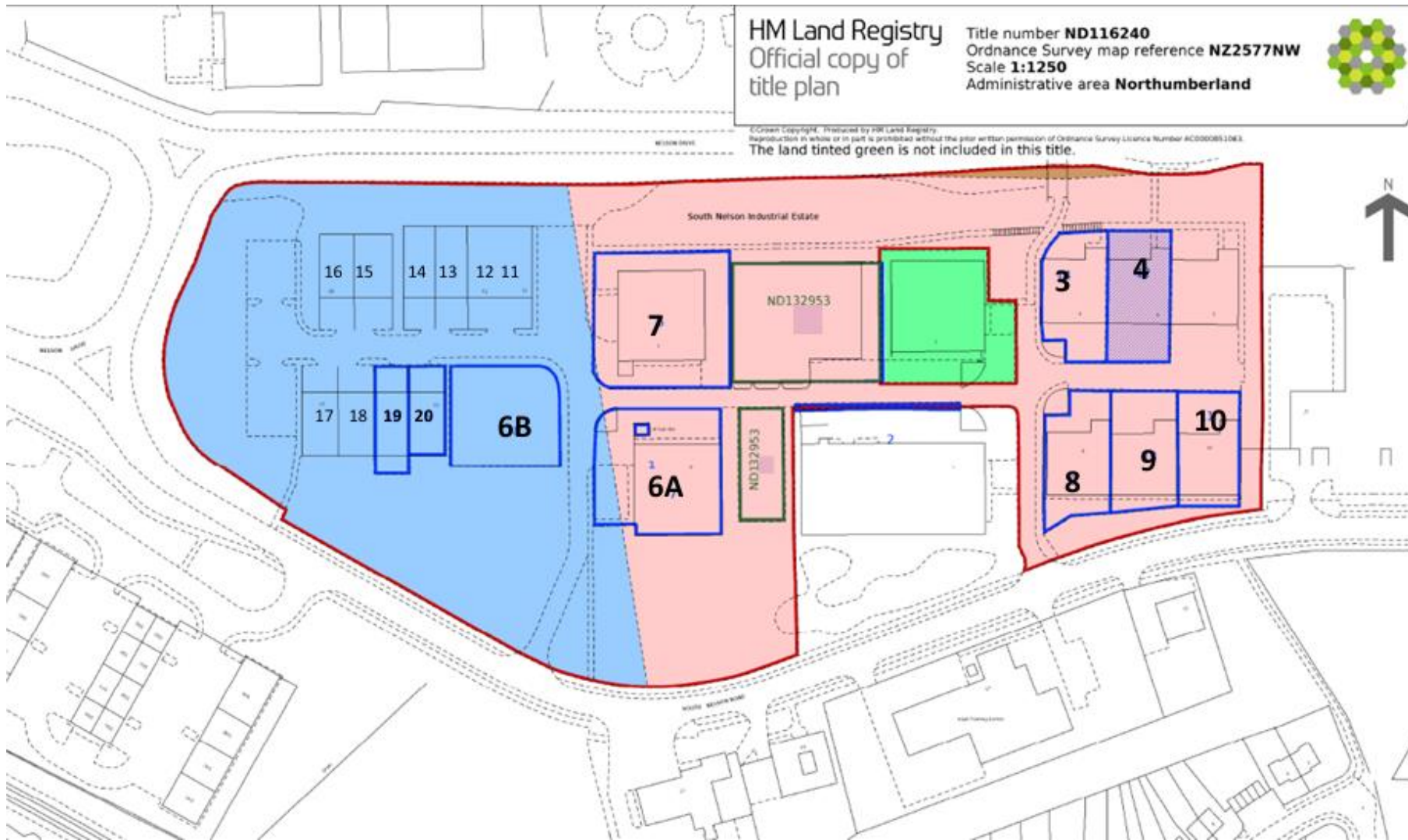
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Tenancy Schedule

Unit	Tenant	Area (sq ft)	Rent (£psf)	Lease Start	Lease End	Rent (£pa)	EPC	Deposit	Comments
Sub Station		-			-				
3	Solo Manufacturing Ltd	5,124	£3.81	05/12/2023	04/12/2033	£19,500	D		
4	Power Wholesale (Cramlington)	-		01/08/2004	31/07/3003	£50.00	D		
5	Venture Enterprises Ltd (trading as The Unique Tent Company)	5,143	£4.00	28/03/2023	27/03/2028	£20,588	C		Year 2 – £20,588.00 Year 3 – £21,875.00 Year 4 - £23,162.00 Year 5 - £24,448.00
6A	Trustees of the HF Generics			25/07/2001	31/12/2999	£50.00			
6B	Furniture Sols (Northumberland)			25/07/2000	31/12/2999	£50.00	B		
7	Rapid (UK) Engineering Services Ltd			29/04/2022	13/11/2999	£50.00	D		
8	InvestAcc Pension Trustees Ltd			05/04/2002	04/04/3001	£50.00	D		
9	Trustees Anderson Morris Grp			03/02/2003	02/02/3002	£50.00	E		
10	GTSChris Limited			06/01/2003	06/01/3002	£50.00	D		
11	Steve Abrol Ltd	2,705	£3.23	21/11/2023	20/11/2028	£17,500	D	£2500	Rent increase to £20,000 pa in Nov 2026
12	Steve Abrol Ltd	2,705	£3.23						
13	The Alloy Wheel Specialist Ltd	2,705	£3.23	21/11/2023	20/11/2028	£17,500	E	£2375	
14	The Alloy Wheel Specialist Ltd	2705	£3.23					£1000	
15	Private Individual	2,705	£4.57	01/03/2024	28/02/2029	£12,000	D	£2500	Break Option at Year 3
16	Cramlington Tyres and Repairs	2,624	£4.58	01/03/2024	28/02/2029	£12,000	D	£2500	
17	Cramlington Town Council	2,618	£5.63	15/02/2024	14/02/2027	£15,750	C	£1866	
18	Scunthorpe Lawnmowers Ltd	2,800	£5.52	01/12/2023	30/11/2026	£14,500	D	£800	
19	Cane & Pine Design	2,626		31/10/2002	30/10/3001	£50.00	E		
20	Rapid (UK) Engineering Services Ltd			29/04/2022	12/10/2999	£50.00	E		
TOTAL		31,762				£129,788			





NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures, or fittings shall not imply that such items are fit for their purpose or in working order. **AUGUST 2024**

Naylor Gavin Black
Commercial Property People