



ON THE INSTRUCTIONS OF  
**Advance**  
**Northumberland**  
Commercial

**For Sale**  
**Multi-Let Workshop & Office Investment**  
Green Lane, Ashington, Northumberland, NE63 0EF

**Naylors**   
**Gavin Black**  
Commercial Property People



## INVESTMENT HIGHLIGHTS

- 23 workshop units and 10 small self-contained offices.
- Reversionary income
- Most tenants holding over, providing significant asset management opportunities.
- 16,777 sq. ft of floorspace.
- Gross rental income £93,306.29 pa.
- £69.14 psf capital value.

### Location

The estate is located within a mixed commercial and residential area of Ashington. Ashington is a busy Northumberland town located 17 miles north east of Newcastle upon Tyne, with access principally via the dualled A189 Spine Road.

### Description

The development comprises two terraces of multi-let industrial units each with full height roller shutter doors.

To the front of the scheme there is a block of multi-let offices providing individual suites let on flexible terms.

### Tenure

Freehold subject to the occupational tenancies. The offices are let on an 'all inclusive' basis with no other recourse to tenants for landlords outgoings.

The workshop units are drawn on effectively fully repairing and insuring terms by way of a maintenance rent and as detailed within the schedule.

### Price

£1,160,000 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 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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## Tenancy Schedules

### Offices

Tenant rent covers the cost of heating, lighting and power, the provision of reception facilities and use of meeting rooms.

Letting Agreements are excluded from the protection of the Landlord and Tenant Act 1954

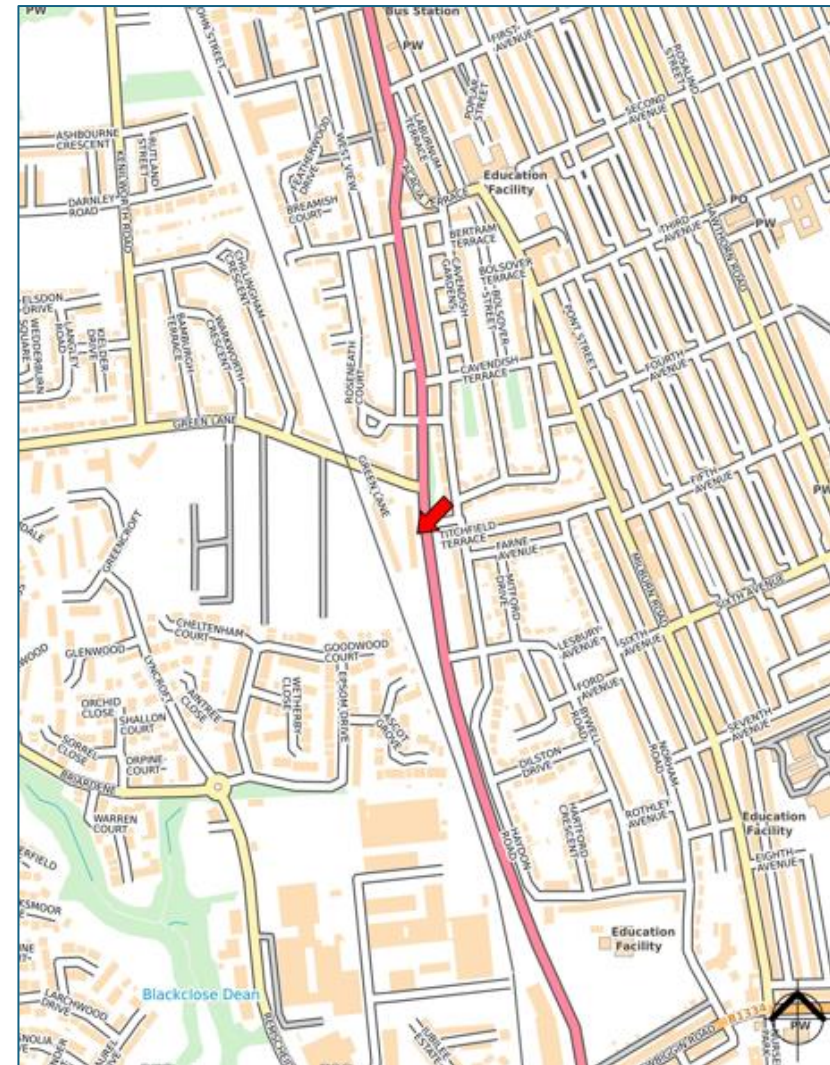
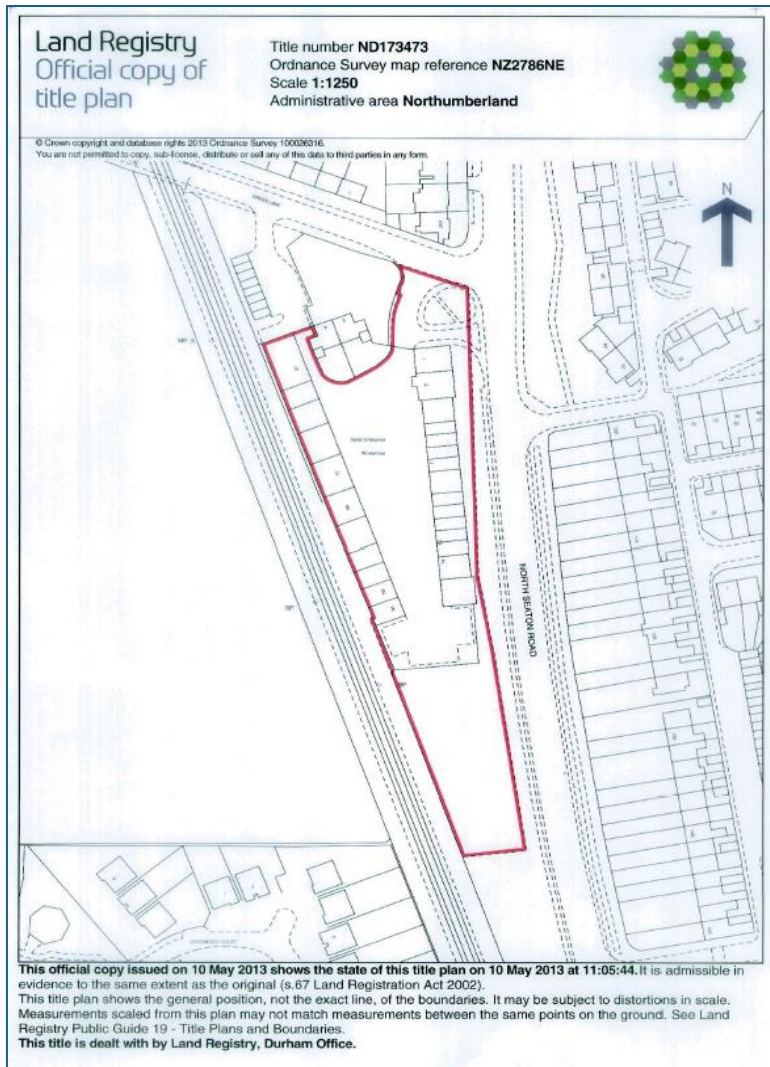
Office Unit	Tenant	Area (sq ft)	Rent (pa)	Lease Commencement	EPC	Deposit Held	Comments
1	Arch (Commercial Enterprise) Ltd	0			C		Store
2	Vacant	199			C		
3	Stocks Trade Limited	123	£1,440.00	10/04/2023 (12 months)	C	£240.00	Holding over
4	Vacant	125	-	-	C		
5	AC Electrical Specialists Ltd	175	£2,040.00	01/11/2023 (12 months with 3 monthly breaks)	C	£170.00	
6	Essential Beauty Academy (NE) Ltd	63	£780.00	01/11/2023 (12 months with 3 monthly breaks)	C	£80.00	
7	Ashington Embroidery Services	444	£4,443.96	10/07/2023 (12 months with 3 monthly breaks)	C	£400.33	Holding over
8	Home is Where the Help is Ltd	213	£2,736.00	01/03/2023 (12 months with 3 monthly breaks)	C	£228.00	Holding over
9	Ashington Embroidery Services	227	£1,920.00	10/07/2023 (12 months with 3 monthly breaks)	C	£160.00	Holding over
10	The Centre for Search Research	177	£1,764.00	01/07/2023 (36 months with 3 monthly breaks)	C	£273.98	Holding over
<b>Total</b>		<b>1,746</b>	<b>£15,123.96</b>				

## Workshops

Unit	Tenant	Area (sq. ft)	Rent (£pa)	Lease Start	Lease End	Break Option	EPC	Deposit	Comments
3	Vacant	690					C		
4	Private Individual	345	£2,000.00	17/01/2019	16/01/2022	6 month rolling	C	£333.34	Holding over
5	Private Individual	345	£2,000.00	09/01/2015	08/01/2018	N/A	E	£166.67	Holding over
6	Private Individual	345	£2,000.00	01/01/2019	31/12/2022	6 month rolling	C	£333.34	Holding over
7	Private individual T/A Tints and Tweaks	345	£2,242.50	20/07/2022	19/07/2025		C	£373.66	
8	Private Individual	345	£2,156.25	15/08/2019	14/08/2022	6 month rolling	C		Holding over
9	Private Individual	690	£4,312.50	10/07/2019	09/07/2022		D	£718.75	Holding over
10	Private Individual	345	£2,156.25	17/05/2019	16/05/2022	6 month rolling	E		Holding over
11	Private Individual	345	£2,156.25	08/01/2019	07/01/2022	6 month rolling	C	£500.00	Holding over
12	Private Individual	345	£2,156.25	23/06/2020	22/06/2023	6 month rolling	C		Holding over
13	Ashington Town Council	345	£2,156.25	15/05/2019	14/05/2022		C		Holding over
14	BG Auditing Ltd	690	£4,000.00	09/01/2017	08/01/2020	6 month rolling	C	£900.00	Holding over
15	Private Individual	750	£4,050.00	01/08/2017	31/07/2020	3 month rolling	C	£298.88	Holding over
16	Websters Workshops	598	£3,900.00	25/04/2024	24/04/2027		C	£600.00	
17	Driveco Ltd	584	£3,650.00	04/01/2020	31/03/2023		C	£608.34	Holding over
18	Northumberland Care Trust	584	£3,300.68	01/02/2012	31/01/2015		C	£35	Scheduled to leave 9 <sup>th</sup> August
19	Private individual t/a Advance Garage Equipment	584	£3,650.00	01/09/2018	31/08/2021		D	£164.70	Holding over
20	Private Individual	884	£5,236.08	01/08/2017	31/07/2020		C	£419.14	Holding over
21 & 22	Private individual t/a Tints N Tweaks	2,402	£13,350.00	18/11/2016	17/11/2019	3 month rolling	C & E	£996.10	Holding over
23	Real Deal Plus Limited	1,410	£5,000.00	25/03/2023	24/03/2026		C		
24	Private individual t/a Wheels & Welds	760	£4,009.32	01/08/2017	31/07/2020	6 month rolling	D		Holding over
25	Private Individual	710	£3,000.00	27/06/2024	26/06/2027		C	£750.00	
26	Private Individual	590	£1,700.00	12/11/2021	11/11/2024		C	N/A	
<b>TOTAL</b>		<b>15,031</b>	<b>£78,182.33</b>						







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- (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's 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.
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**Naylor's**   
**Gavin Black**  
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