

Multi let Industrial Investment - For Sale

Sawmills Industrial Estate, South Road, Alnwick, Northumberland, NE66 2QW



INVESTMENT HIGHLIGHTS

- Four terraced units.
- Totalling 3,091 sq. ft.
- Total net rental income £14,725 per annum.
- Net initial yield 7.25%.
- Low £64.70 per sq ft capital value.

Location

The estate is located very close to the main Alnwick junction with the A1 (North and South) in a predominately commercial area.

Aldi, Topps Tiles and Sainsburys are all located close by.

Description

The subject units are located across two individual terraces and are of stell portal construction with brick elevations under a pitched metal profile roof.

Tenure

Freehold subject to the 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

£200,000 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 Naylors 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:

Chris Donabie

Tel: 07702528879

Email: chrisd@naylorsgavinblack.co.uk

Fergus Laird

Tel: 07768 063109

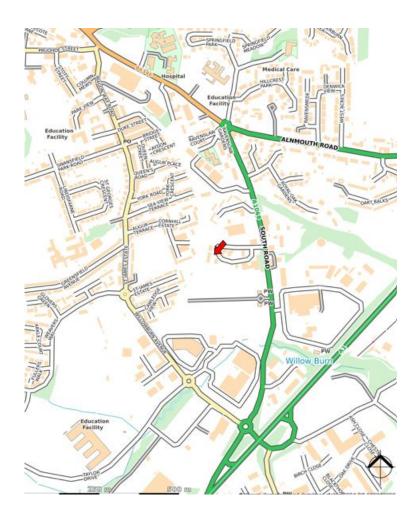
Email: flaird@naylorsgavinblack.co.uk

Tenancy Schedule

Unit	Tenant	Area	Lease Start	Lease End	Break	Rent	Rent (pa)	Rent	Deposit	Comments
		(sq ft)			Option	Review		(£psf)	Held	
Unit	South Road Tyres	1,529	20/11/2012	31/12/2031	N/A	1/1/2015	£7,300	4.77		No rent reviews
4 & 5	Ltd					and 3 yearly				instigated.
Unit 8	Lee Hope Painting and Decorating	785	10/08/2018	09/08/2021	10/02/2020	N/A	£3,925	5.00	£720	Holding Over
Unit 9	Lee Hope Painting and Decorating	777	06/06/2011	05/06/2017	N/A	06/06/2014	£3,500	4.50		Holding Over
Total		3,091					£14,725			







TO ADD TITLE PLAN









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

Naylors 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

