



ON THE INSTRUCTIONS OF



# Multi let Industrial Investment – For Sale

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

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

## 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 steel 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 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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## Tenancy Schedule

Unit	Tenant	Area (sq ft)	Lease Start	Lease End	Break Option	Rent Review	Rent (pa)	Rent (£psf)	Deposit Held	Comments
Unit 4 & 5	South Road Tyres Ltd	1,529	20/11/2012	31/12/2031	N/A	1/1/2015 and 3 yearly	£7,300	4.77		No rent reviews 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
<b>Total</b>		<b>3,091</b>					<b>£14,725</b>			



TO ADD TITLE PLAN



RICS

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'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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