



ON THE INSTRUCTIONS OF  
**Advance Northumberland Commercial**

# For Sale Multi-Let Industrial Property with Telecoms Mast

St Thomas Workshop, Alnwick, Northumberland, NE66 1DX

**Naylors Gavin Black**  
Commercial Property People

## INVESTMENT HIGHLIGHTS

- Fully occupied Multi-Let Industrial complex
- Comprising 6 units plus EE telecoms mast
- £21,317 pa net income.
- Net initial yield of 8.31%
- Low £68.74 psf capital value

## Location

The estate is located near the centre of the Northumberland market town of Alnwick in a predominantly residential area.

Alnwick is a market town located just off the A1 approximately 35 miles north of Newcastle upon Tyne and 35 miles to the south of Berwick on the Scottish Border.

## Description

The property comprises a detached terrace of six units all with full height roller shutter doors under a pitched profile steel roof.

## Tenure

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

## Price

£250,000 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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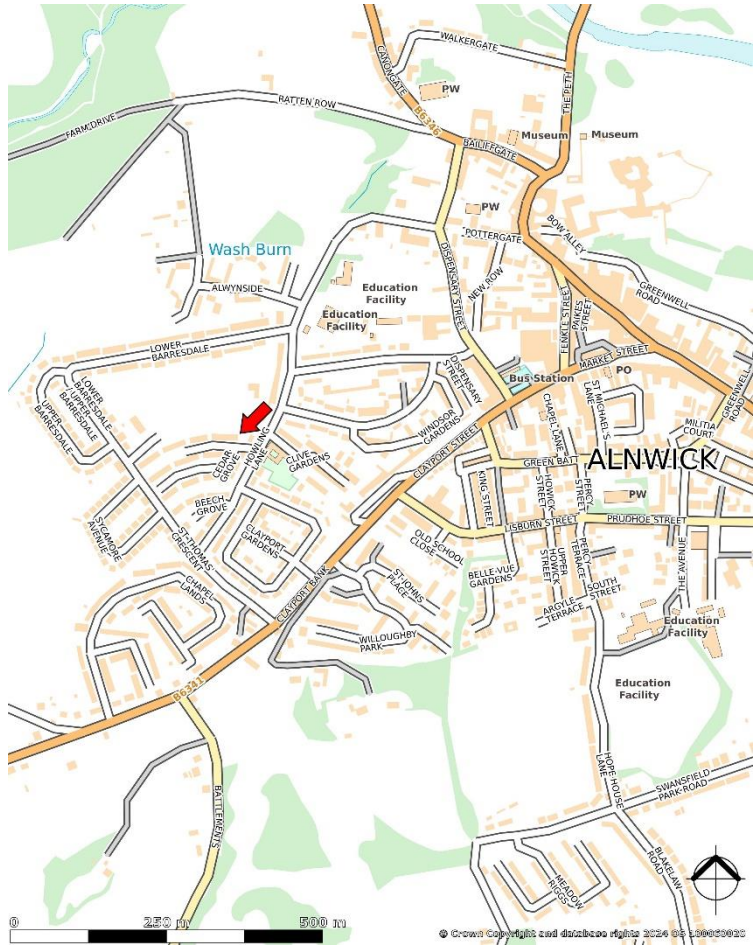
Email: [flaird@naylorsgavinblack.co.uk](mailto:flaird@naylorsgavinblack.co.uk)

Unit	Tenant	Area (sq ft)	Rent (£psf)	Lease Start	Lease End	Rent (£pa)	EPC	Deposit Held	Comments
1	B&H Motors	545	£3.50	01/04/2017 (36 months)	31/03/2020	£1,910	E	No	Holding over
2 & 3	The Fight Academy	1278	£2.74	29/03/2022 (36 months)	28/03/2025	£3,500	E/B	£291.50	Annual Tenant only break
4	DNA Buildings	738	£2.98	08/12/2023 (36 months)	07/12/2026	£2,200	D	£555	
5	ABC Cleaning Services	538	£4.50	08/12/2023 (36 months)	07/12/2026	£2,421	C	£605.25	
6	Private individual	538	£3.72	01/11/2017 (36 months)	31/10/2020	£2,000	D	No	Holding over
Mast	EE	0		23/11/1997 (5 Years)	22/11/2002	£9,286.48			Holding over
<b>Total</b>		<b>3,637</b>				<b>£21,317.48</b>			



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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.
- (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

