



ON THE INSTRUCTIONS OF
Advance
Northumberland
Commercial

For Sale Multi-let Industrial Units

Glendale Workshops, Glendale Court, Amble, Northumberland, NE65 0RB

Naylors 
Gavin Black
Commercial Property People

INVESTMENT HIGHLIGHTS

- Two fully let terraces providing five lock-up units.
- Totalling 1,700 sq ft.
- Total net income £8,580 pa.
- All tenants holding over, providing asset management opportunities.
- Net initial yield 6.75%.
- Low £73.53 psf capital value.

Location

The property is located in the middle of a busy residential area in the centre of Amble.

Amble is a coastal Northumberland town 28 miles north east of Newcastle upon Tyne and benefits from a harbour as well as being close to Warkworth beach..

Description

The property comprise two terraces of lock up light industrial units of steel frame construction under covered mono-pitched timber roof with full height roller shutter doors serving each unit.

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

£125,000 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

Glendale Workshops, Glendale Court, NE65 0RB

Unit	Tenant	Area (sq ft)	Rent (£psf)	Lease Start	Lease End	Rent (pa)	EPC	Deposit Held	Comments
1	Private Individual	400	£4.90	20/10/2022 (3 years)	19/10/2025	£1,960	B	£326.66	
2	NP Building Services (Amble) Ltd	400	£4.90	27/01/2023 (36 months)	26/01/2026	£1,960	D	£450.00	
3	Private Individual	400	£4.90	24/02/2023 (36 months)	23/02/2026	£1,960	E	£653.00	Tenant break 24 02 25 on giving no less than 6 months notice
4	Private Individual	250	£5.30	19/10/2022 (36 months)	20/10/2025	£1,325	D	£220.00	
5	Private Individual	250	£5.50	01/07/2023 (36 months)	30/06/2026	£1,325	C	None held	Tenant break 01 07 25 on giving no less than 3 months notice.
Substation									
Total		1,700				£8,580			



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**

Naylor's 
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