



ON THE INSTRUCTIONS OF



For Sale Multi-Let Industrial Open Storage Site

West Sleekburn Industrial Estate, Bedlington, NE22 7LQ

Naylors 
Gavin Black
Commercial Property People

INVESTMENT HIGHLIGHTS

- 7 regular shaped income generating sites.
- 6 acres (2.43 Ha) (income producing) plus 4 acres (1.62 Ha) of woodland.
- £54,717 pa net income.
- Asset management angles with most tenants holding over and rent reviews outstanding.
- Net initial yield of 6.92%.
- Low £125,000 per acre capital value.

Location

The estate is located to the south of Ashington, and approximately 2 miles south east of the village of Stakeford and 1 mile west of the A189 'Spine Road' linking Newcastle and the A19 with Ashington and the Northumberland coast.

Description

The property comprises a 10 acres site comprising 6 acres of 7 regular shaped plots, all with access directly off the main estate road plus a 4 acre woodland.

Tenure

Freehold subject to the occupational tenancies.

Price

£750,000 plus VAT.

Data Room

Access to a comprehensive data room containing title and lease 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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Site	Tenant	Area (Acre)	Lease Commencement	Lease End	Rent (pa)	Rent Review	Comments
3	Private individual	0.71	01/04/2012 9 years	03/03/2021	£7,100	3 yearly	Holding over. Rent reviews not instigated
4	A1 Recovery and Dismantlers	0.77	01/01/2012 9 years	31/12/2020	£7,200	3 yearly	Holding over. Rent reviews not instigated
5	Private individual	0.71	01/04/2013 8 years	31/03/2021	£6,900	3 yearly	Holding over. Rent reviews not instigated
6	Private individual	1.3	01/04/2012 9 years	31/03/2021	£11,200	3 yearly	Holding over. Rent reviews not instigated
7	Private individual	0.61	01/04/13 9 years	31/03/2021	£6,100	3 yearly	Holding over. Rent reviews not instigated
9	Private individual	0.95	01/04/21 9 years	31/03/2030	£9,017	3 yearly	Rent reviews not instigated
11	Private individual	0.942	01/02/2012 9 years	31/01/2021	£7,200	3 yearly	Holding over. Rent reviews not instigated
Woodland	Vacant	(4.00)					
Total		5.99			£54,717		

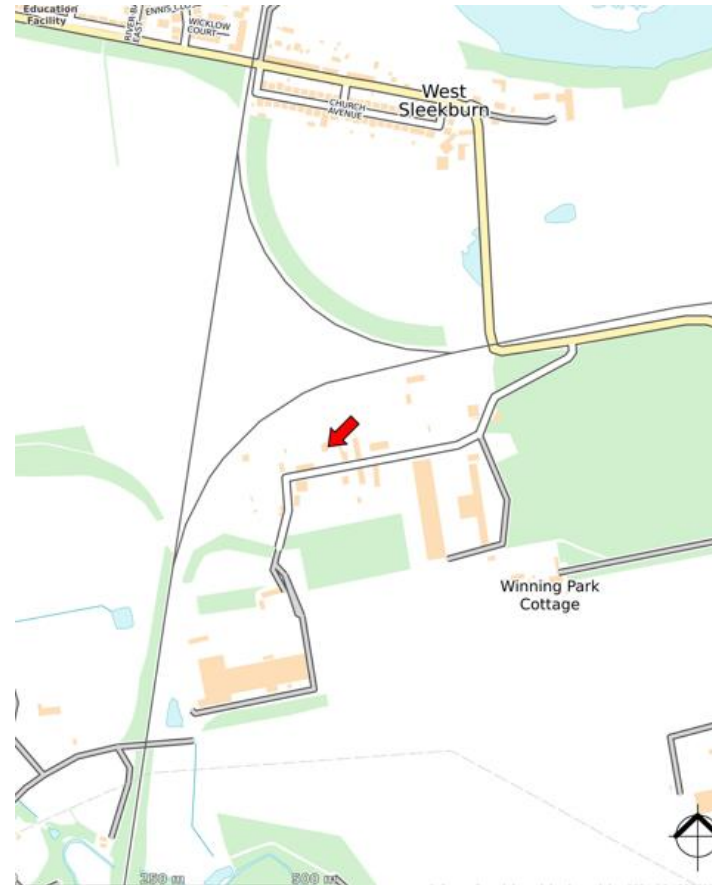
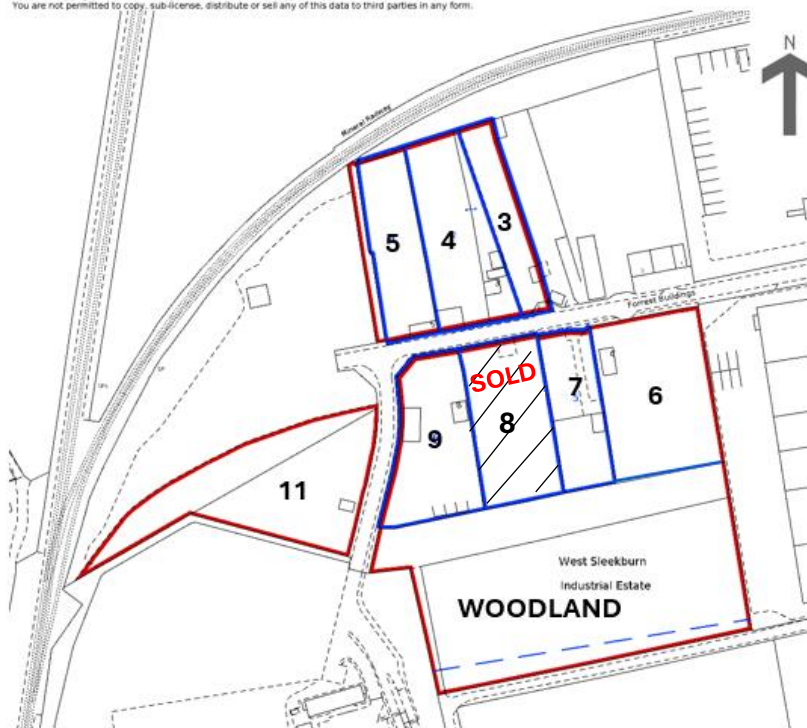


HM Land Registry
Current title plan

Title number **ND173492**
Ordnance Survey map reference **NZ2784NE**
Scale **1:2500**
Administrative area **Northumberland**



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