

Lot 18, Forest Court Industrial Estate, Gamble Street, Nottingham,

Nottinghamshire NG7 4EX

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Estate Investment

- Established Industrial Estate currently comprising 11 Units
- Total Floor Area of approx. 1,521.76 sq m (16,375 sq ft)
- Site Area of Approx. 0.34 Ha (0.85 Acres)
- Site Coverage of Approx. 44%
- Immediate Asset Management Opportunities
- Popular Residential Suburb Location
- Neighbouring Occupiers Include Numerous Local Trade Counter and Industrial Businesses

Lot

18

Auction

15th February 2024

Rent

£105,360 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

17 miles north of Loughborough, 43 miles south of Sheffield, 51 miles north-east of Birmingham

Roads

A60, A610, A6514, A6200, M1

Rail

Nottingham

Air

East Midlands Airport

Situation

Nottingham is regarded as the capital of the East Midlands and is approximately 17 miles north of Loughborough and 51 miles north-east of Birmingham. The property boasts excellent communication links being next to the A610 which links to the M1 (4.5 miles to the west). The property is situated 1.2 miles north-west of Nottingham City Centre in an established industrial location, surrounded by a densely populated residential suburb, with the immediate locality popular with student accommodation providers. Neighbouring occupiers include numerous local trade counter and industrial businesses.

Tenure

Freehold.

EPC

EPC's are available to inspect within the legal pack.

Description

The property comprises a secure 11 unit industrial estate in 4 separate buildings, with a total floor area of approximately 1,521.76 sq m (16,375 sq ft) upon a site area of 0.34 Ha (0.85 Acres).

The property has a site coverage of approximately 44% providing ample car parking.

VAT

VAT is not applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller an additional 2% (VAT not applicable) of the purchase price and a contribution towards the Seller's costs and fees plus VAT. The property is being offered for sale subject to an average provision in the Special Conditions of Sale, a copy of is available within the legal pack.

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Unit 1	Ground	Industrial	203.40	(2,189)	A14 NFB LIMITED (CRN 03858804) (1)	Periodic Tenancy	£12,870	18/12/2024
Unit 2	Ground	Industrial	201.00	(2,163)	HIMMAH (2)	Periodic Tenancy	£15,300	21/09/2026
Unit 3	Ground	Industrial	204.20	(2,197)	RETEX RECYCLING LTD (CRN 08241114) (3)	3 years from 17/12/2021	£13,150	17/12/2024 (16/12/2024)
Unit 4 & 5	Ground	Industrial	402.20	(4,329)	PPG ARCHITECTURAL COATINGS UK LTD (CRN 00436135) t/a Johnstones Decorating Centre (4)	10 years from 01/08/2013 until 20/04/2024 (4)	£28,400	01/08/2023 (20/04/2024) (4)
Unit 6 & 7	Ground	Industrial	109.40	(1,177)	INDIVIDUAL	Periodic Tenancy	£7,600	01/10/2024
Unit 8	Ground	Industrial	54.70	(588)	IQBAL SOLUTIONS LTD (CRN 10356604) (5)	5 years from 12/07/2019	£4,550	12/07/2024 (11/07/2024)
Unit 9	Ground	Industrial	53.31	(573)	INDIVIDUAL	Periodic Tenancy	£4,150	18/12/2024
Unit 10	Ground	Industrial	94.95	(1,022)	INDIVIDUAL	Periodic Tenancy	£6,650	18/12/2024
Unit 11	Ground	Industrial	198.60	(2,137)	INDIVIDUAL	Periodic Tenancy	£12,690	18/12/2024
Total Approximate Floor Area			1,521.76	(16,375) (6)			£105,360	

(1) A14 NFB Limited (CRN 03858804) were incorporated in October 1999. See www.a14print.co.uk.

(2) HIMMAH are a charity register under no. 1161021. They are a social justice organisation with a mission to tackle food poverty, racism and educational inequalities. See www.himma.org.

(3) Retex Recycling Limited (CRN 08241114) were incorporated in October 2022 and operate from 2 units in Nottingham. See www.retexcycling.co.uk.

(4) As to Units 4 and 5, PPG Architectural Coating UK Limited (CRN 00436135) were incorporated in June 1947 and operate from 200 units nationwide. See www.johnstonesdc.com. The Seller has served a s25 Notice on the tenant. The lease will end on 20th April 2024.

(5) Iqbal Solutions Limited (CRN 10356604) were incorporated in September 2016.

(6) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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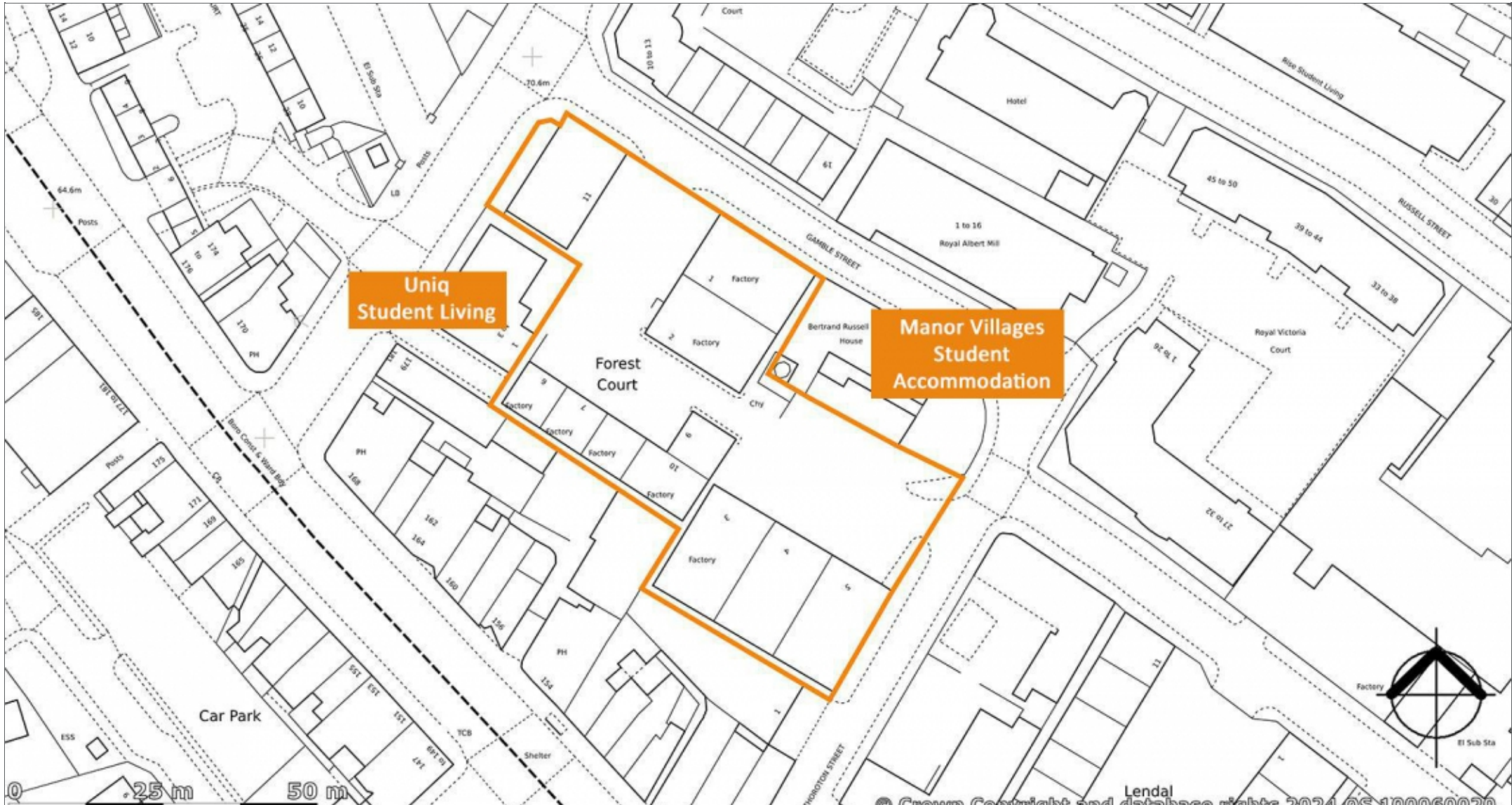
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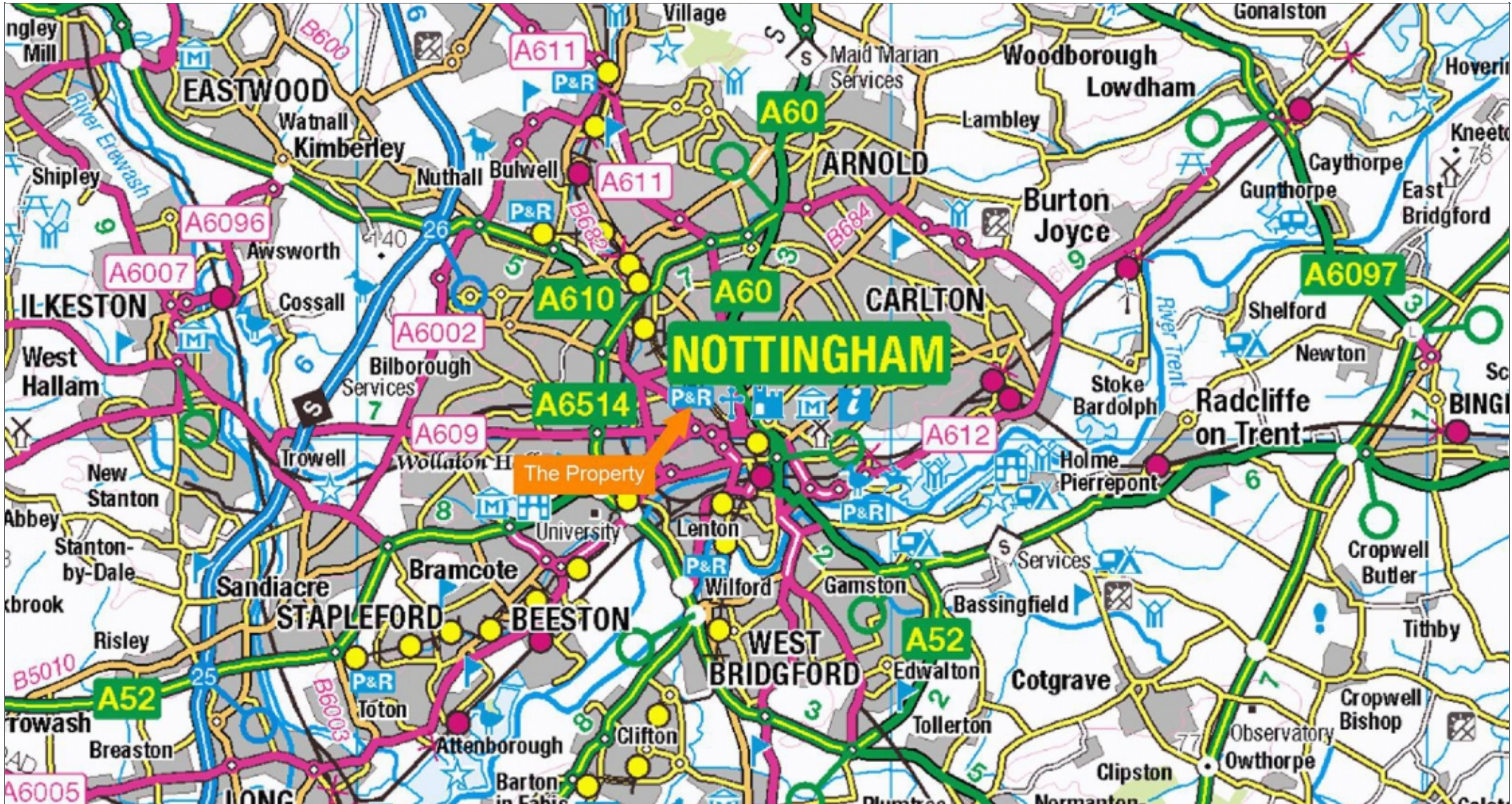
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September 2020