

Lot 8, UPS Depot, Palmer Drive, Bessell Lane, Stapleford, Nottingham, Nottinghamshire NG9 7BW

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Substantial Industrial Investment

- Let to UPS Limited until 2030 (3)
- Approximate Site are 0.80 Hectares (1.97 Acres)
- Site Coverage 31%
- Warehouse approx. 2,586.93 sq m (27,846 sq ft)
- 1 mile east of M1 Motorway - Junction 25
- Established industrial estate location

Lot

8

Auction

12th December 2024

Rent

£145,000 per Annum Exclusive
(3)

Sector

Industrial

Status

Available

On Behalf of a Major Fund

Auction Venue

Live Streamed Auction

Location

Miles

5 miles West of Nottingham City Centre, 15 miles North of Leicester, 30 miles South of Sheffield

Roads

A52, B6003, M1 (Junction 25)

Rail

Nottingham Railway Station

Air

Birmingham Airport

Situation

Stapleford is a suburb 5 miles west of Nottingham city centre. The property is situated on an established industrial estate located just off the A52 (Brian Clough Way). The A52 leads directly onto the M1 motorway via junction 25 approximately 1 mile west of the property; affording excellent access to all transportation links.

Neighbouring occupiers on the estate includes a mix of local industrial businesses.

Tenure

Freehold.

Description

The property comprises a substantial industrial unit which benefits from an eaves height of approximately 3.8m (12 ft) and 3 vehicle access doors and a loading bay with 6 loading docks.

The property also benefits from a site area of 0.80 Hectares (1.97 Acres) with a site coverage of approximately 31%.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | Tenant | Term | Rent p.a.x. | Reversion |
|-------------------------------------|------------|--------------------------------|---------------------------------|--------------------------------|--------------------------------|---------------------|----------------|
| Ground | Industrial | 2,586.93 | (27,846) | UPS LIMITED (cm: 01933173) (2) | 20 years from 5th May 2010 (3) | £145,000 (3) | 4th March 2030 |
| Total Approximate Floor Area | | 2,586.93 | (27,846) | | | £145,000 (3) | |

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) For the year ending 31st December 2022 UPS Limited (cm 01933173) reported a Turnover of £1,185,214,000. Pre Tax Profits of £99,340,000. and Total Equity of £745,731,000.. (Source: Annual Report and Financial Statements for 31st December 2022 as published by Companies House).

(3) The property is let to UPS Limited (cm01933173) until 4th May 2030 by virtue of a lease from 5th May 2010 until 4th May 2020 and a lease from 5th May 2020 until 4th May 2025 and a Reversionary lease from 5th May 2025 until 4th May 2030. The rent reserved under the current lease is £96,000 per annum exclusive. The rent reserved under the reversionary lease is £145,000 per annum exclusive. The Seller will pay the Buyer the difference between the current rent reserved of £96,000 per annum exclusive and £145,000 per annum exclusive from completion of the sale until the commencement of the Reversionary lease on 5th March 2025. Therefore the property will produce £145,000 per annum exclusive from completion of the sale.

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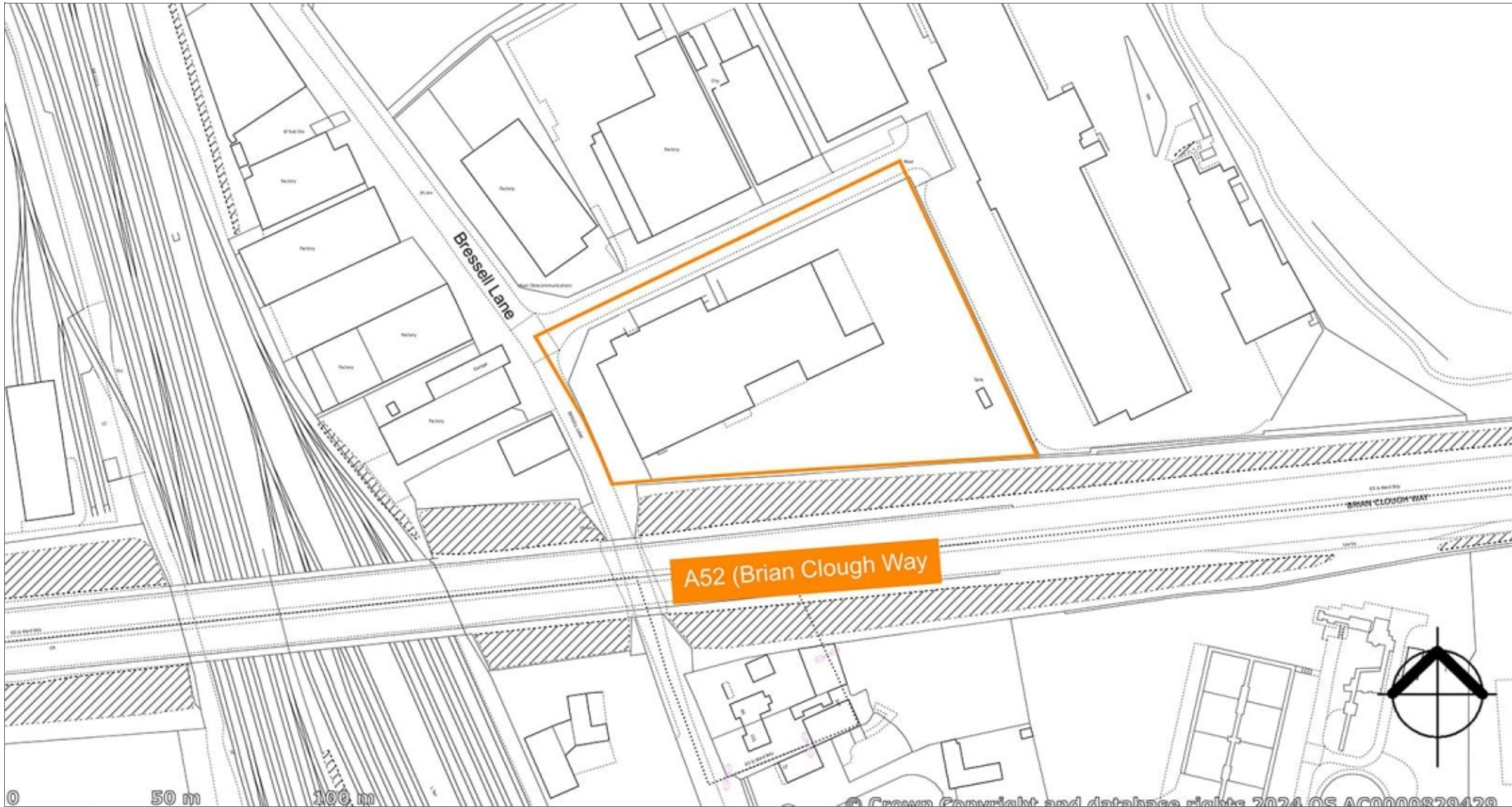
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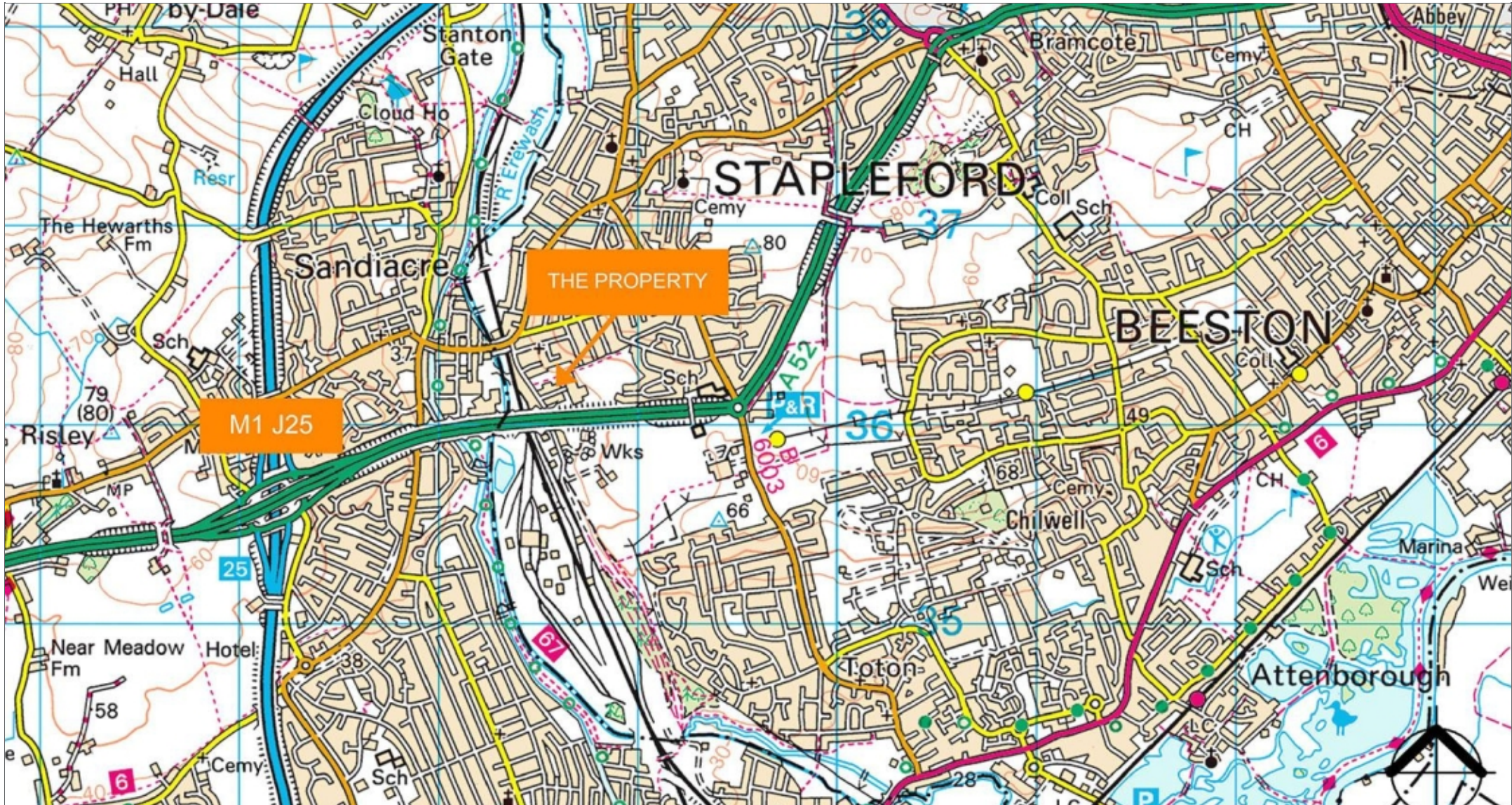
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2024