

Lot 15, Units 1-8 Gauntley Court, Nottingham,

Nottinghamshire NG7 5HD

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf of



Lot 15, Units 1-8 Gauntley Court, Nottingham, Nottinghamshire NG7 5HD

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Property Information

Freehold Industrial Estate Investment

- Comprises 8 units
- Tenants include Nottingham Trent University
- Site area of approximately 0.3 Ha (0.74 Acres)
- Approximate site coverage of 83%
- VAT Free Investment
- Neighbouring occupiers include numerous local trade counters, industrial businesses and Nottinghamshire Police

Lot

15

Auction

13th February 2025

Rent

£156,285 per Annum Exclusive
with Unit 3 to be let

Sector

Industrial, Warehouse

Status

Available

On behalf of Nottingham City
Council

Auction Venue

Live Streamed Auction

Location

Miles

Approximately 1.5 miles from Nottingham City Centre and 30 miles from Leicester

Roads

A610, A60, A6514

Rail

Nottingham Railway Station

Air

East Midlands Airport

Situation

The property is prominently situated on the corner between Ward Street and Radford Road in a predominantly residential suburb, approximately 1.5 miles north-west of Nottingham City Centre. Neighbouring occupiers include Bathrooms Nottm Ltd, ESB developments, Vegetology and Radford Road Police Station.

Tenure

Freehold.

EPC

All Units have a valid Energy Performance Certificate that is compliant with the MEES regulations. See Legal Pack.

Description

The property is a substantial industrial estate comprising two terrace buildings, which have been separated into eight industrial units. The property benefits from customer parking in the front and rear and between the terraces. The property has a total approximate site area of 0.3 Ha (0.74 Acres) and a site coverage of 83%.

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 sum (VAT not applicable) as a contribution towards the Seller costs. The property is being offered for sale subject to an Overage provision in the Special Conditions of Sale, a copy of is available within the legal pack.

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	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Unit 1	Industrial	312.61	(3,364)	INDIVIDUAL t/a UMBRELLA REMOVALS AND STORAGE	5 years from 19/05/2021 until 18/05/2026	£22,000	(18/05/2026)
Unit 2	Industrial	312.33	(3,361)	ESB DEVELOPMENTS LIMITED (CRN: 07195526)	Periodic Tenancy for a term of 12 months from 19/11/2024. Subject to a 6 month mutual option to determine .	£26,735	(18/11/2025)
Unit 3	Industrial	312.61	(3,364)	VACANT POSSESSION			
Unit 4	Industrial	312.61	(3,364)	RMK PAINT FINISHERS (CRN: 03484697) t/a RMK POWER COATERS	5 years from 19/05/2021	£17, 650	(18/05/2026)
Unit 5	Industrial	312.52	(3,363)	SWEET SUCCESS SUGARCRAFT LTD, (CRN: 06102549) t/a SWEET SUCCESS	Periodic Tenancy from 18/07/2011. Subject to a 6 month mutual option to determine .	£22,475	23/07/2027
Unit 6	Industrial	312.61	(3,364)	NOTTINGHAM TRENT UNIVERSITY	Periodic Tenancy for a term of 12 months from 19/05/2021. Subject to a 6 month mutual option to determine .	£22,475	23/07/2027
Unit 7	Industrial	312.61	(3,364)	SWEET SUCCESS SUGARCRAFT LTD (CRN: 06102549)	3 years from 23/07/2024 until	£22,475	(22/07/2027)
Unit 8	Industrial	312.61	(3,364)	SWEET SUCCESS SUGARCRAFT LTD (CRN: 06102549)	Periodic Tenancy for a term of 12 months from 25/11/2013. Subject to a 6 month mutual option to determine .	£22,475	23/07/2027
Total approximate floor area		2,500.50	26, 908			£156,285	

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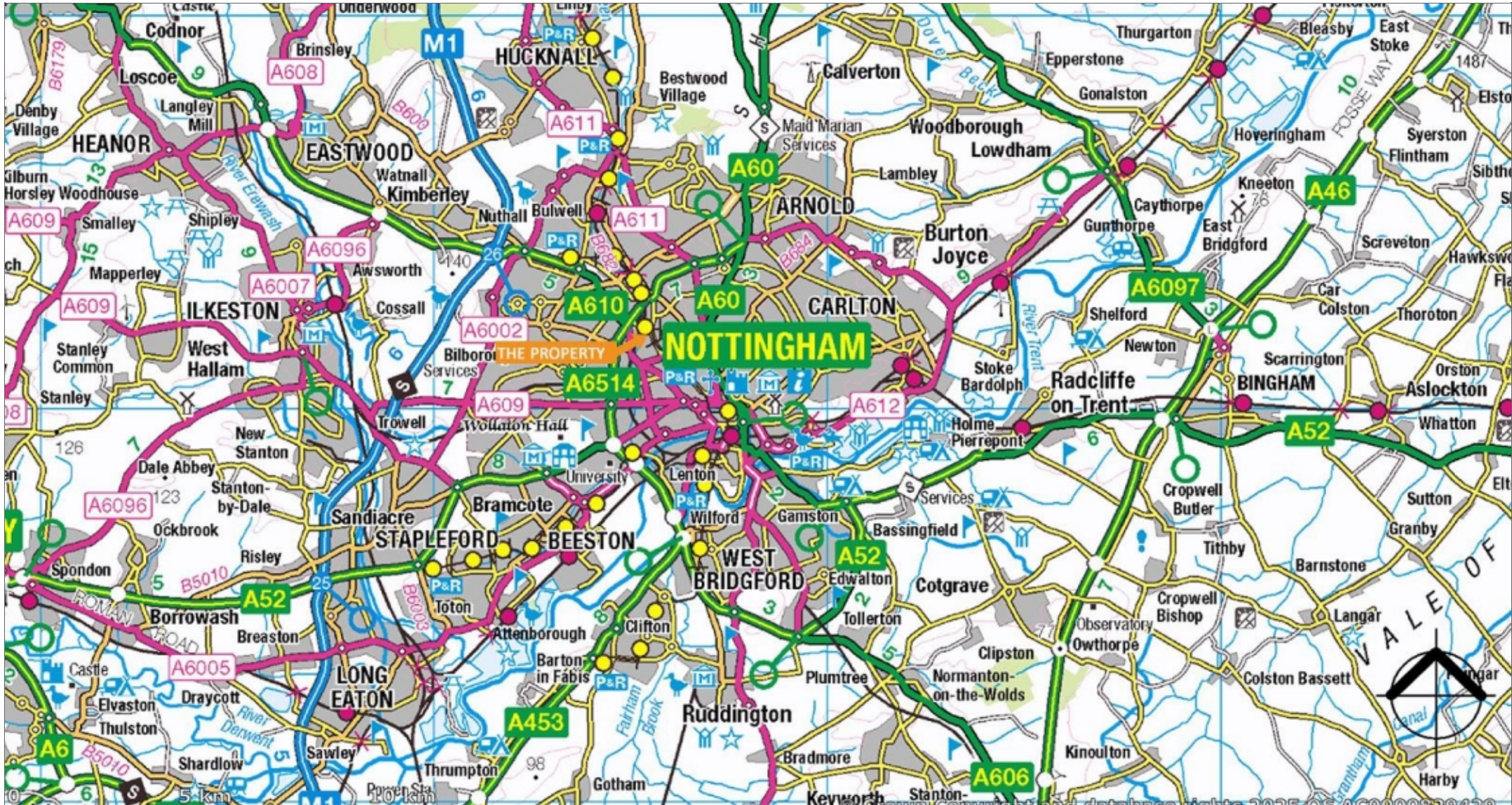
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2024