

Lot 21, Lendal Court, Gamble Street, Nottingham,

Nottinghamshire NG7 4EZ

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf
of



Nottingham
City Council

Lot 21, Lendal Court, Gamble Street, Nottingham, Nottinghamshire NG7 4EZ

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Property Information

Freehold Industrial Estate Investment

- Established industrial estate currently comprising 11 units
- Approximately 782.2 sq m (8,419 sq ft)
- Site area of approximately 0.2 Ha (0.52 Acres)
- Site coverage of approximately 36%
- Active management potential
- Popular residential suburb location
- Neighbouring occupiers include numerous local trade counters, industrial businesses and multiple student accommodation facilities.

Lot 21
Auction 13th February 2025

Rent
£62,775 per Annum Exclusive
with 2 Units to be Let

Sector Industrial, Warehouse
Status Available

On behalf of Nottingham City Council
Auction Venue Live Streamed Auction

Location

Miles 16 miles north of Loughborough, 38 miles south of Sheffield, 51 miles north-east of Birmingham
Roads A60, A610, A6514, A6200, M1
Rail Nottingham Train Station
Air East Midlands Airport

Situation

The property is approximately 16 miles north of Loughborough and 51 miles north-east of Birmingham. The property benefits from excellent communication links being next to the A610 which links to the M1 (4.5 miles to the west). The property is situated less than 1 mile from Nottingham City Centre in an established industrial location, surrounded by a densely populated residential suburb. Neighbouring occupiers include numerous local trade counter, industrial businesses and multiple student accommodation facilities.

Tenure

Freehold.

EPC

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

Description

The property comprises an 11 unit industrial estate with units in two terraces either side of a central service yard and a car park. The property benefits from a total floor area of approximately of 782.2 sq m (8,419 sq ft) and a site coverage of 36%

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. Please note that part of the Property is unregistered, and a statement of truth is included in the legal pack regarding this. Prospective buyers are directed to the legal pack, including (but not limited to) the front sheet which contains specific disclosures, and particularly to draw attention to the disclosures that one of the leases (Unit 3) has expired with the tenant remaining in occupation pending negotiation of a new lease, which may or may not have concluded by the date of the auction

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 (Reversions)
Unit 1	Industrial	88.00	(947)	HGV AUTO PARTS LTD	Periodic tenancy	£8,550	-
Unit 2	Industrial	88.00	(947)	RS ELECTRICAL NOTTINGHAM LIMITED (CRN:08844911)	Approximately 4 years from 04/09/2024	£8,000	(24/01/2028)
Unit 3	Industrial	88.00	(947)	EQUINOX MEDIA AND EVENTS LTD (CRN:09278690)	3 years from 09/06/2021	£6,600	(08/06/2024) (2)
Unit 4	Industrial	87.70	(942)	BROOKLANDS CORPORATION LMITED (CRN: 10044725)	3 years from 31/03/2023	£8,550	(31/03/2026)
Unit 5	Industrial	87.80	(947)	ANMARS FRAGRANCES LTD (CRN:12794005)	3 years from 29/10/2024	£9,025	(28/10/2027)
Unit 6	Industrial	50.70	(545)	RAWLNS JOINERY SERVICES LTD	3 years from 21/09/2023	£5,400	(21/09/2026)
Unit 7	Industrial	50.30	(541)	INDIVIDUAL	4 years from 30/08/2024	£5,400	(30/08/2028)
Unit 8	Industrial	52.50	(565)	INDIVIDUAL	3 years from 02/07/2023	£4,800	(07/02/2026)
Unit 9	Industrial	52.50	(565)	AFYN HOLDING LTD (CRN: 13808678)	Approximately 3 years from 11/08/2022	£6,450	(08/11/2025)
Units 10 & 11	Industrial	136.67	(1,471)	VACANT			
Total approximate floor area		782.17(1)	8,419 (1)			£60,675 with 2 Units to be let.	

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

(2) A rent review response form has been agreed regarding a new 3 year lease at a rent of £9,500 per annum but no lease has been put in place to reflect this. The tenant continues to occupy.

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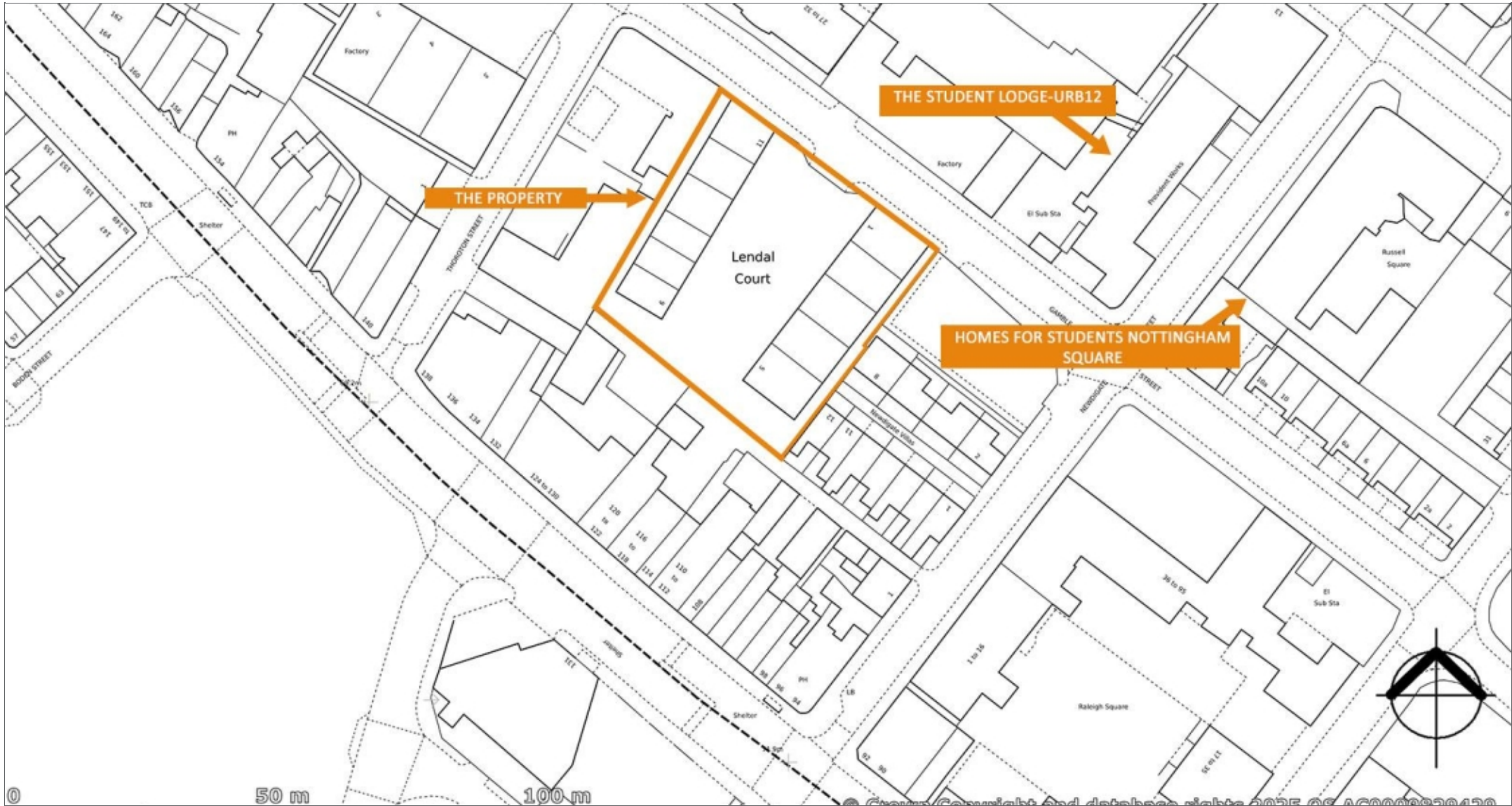
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2024