

**Lot 8, Units 1-3 and 17-19 Salisbury Square Industrial Estate, Salisbury Square, Nottingham,
Nottinghamshire NG7 2AB**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf
of 

Lot 8, Units 1-3 and 17-19 Salisbury Square Industrial Estate, Salisbury Square, Nottingham, Nottinghamshire NG7 2AB

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Property Information

Freehold Industrial Estate Investment

- Established industrial estate
- Total floor area of approximately 1,085 sq m (11,685 sq ft)
- Site area of approximately 0.18 Ha (0.44 Acres)
- Includes six units with forecourt loading and parking
- Active management potential
- 1.2 miles north-west of Nottingham City Centre
- Neighbouring occupiers include numerous local trade counters, local industrial businesses, University of Nottingham and GSK plc/GlaxoSmithKline

Lot
8

Auction
13th February 2025

Rent
£99,980 per Annum Exclusive

Status
Available

Sector
Industrial, Warehouse

Auction Venue
Live Streamed Auction

On behalf of Nottingham City
Council

Location

Miles 15 miles north of Loughborough, 39 miles south-east of Sheffield, 51 miles north-east of Birmingham

Roads A52, M1

Rail Nottingham Train Station

Air East Midlands Airport

Situation

The property benefits from excellent communication links being next to the A52, which links to the M1. The property is situated approximately 1 mile north-west of Nottingham City Centre, in an established industrial location, surrounded by a densely populated residential suburb. Neighbouring occupiers include numerous local trade counters and local industrial businesses, whilst the University of Nottingham and GSK plc/GlaxoSmithKline are close by.

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 a six unit industrial estate, within two terraces. Each unit benefits from a vehicle access loading door, with an Eaves Height of approximately 3m (10 ft) and a forecourt for general loading and parking. There is site area of approximately 0.18 Ha (0.44 Acres).

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.

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Unit 1	Industrial	183.90	(1,979)	ECOMBIZZ LTD (CRN: 15553806)	3 years from 03/06/2024	£16,900	(02/06/2027)
Unit 2	Industrial	183.40	(1,974)	AUROH LTD (CRN: 14535854)	3 years from 03/06/2024	£16,900	(02/06/2027)
Unit 3	Industrial	184.30	(1,983)	CASPER-I-LIMITED (CRN: 10520820)	Periodic tenancy from 13/05/2020 continuing quarter to quarter until either party gives 6 months written notice	£15,890	21/09/2026
Unit 17	Industrial	184.00	(1,980)	INDIVIDUAL	5 years from 07/01/2021	£15,900	(06/01/2026)
Unit 18	Industrial	175.30	(1,886)	DAY BLINDS UK LTD ((CRN: 11699282)	5 years from 23/10/2024	£16,900	(22/10/2029)
Unit 19	Industrial	174.70	(1,880)	ADI-GARDINER LIMITED (CRN: 01322200)	Periodic tenancy from 31/03/2023 continuing quarter to quarter until either party gives 6 months written notice.	£17,490	31/03/2026
Total Approximate Floor Area		1,085.60(1)	11,682			£99,980	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

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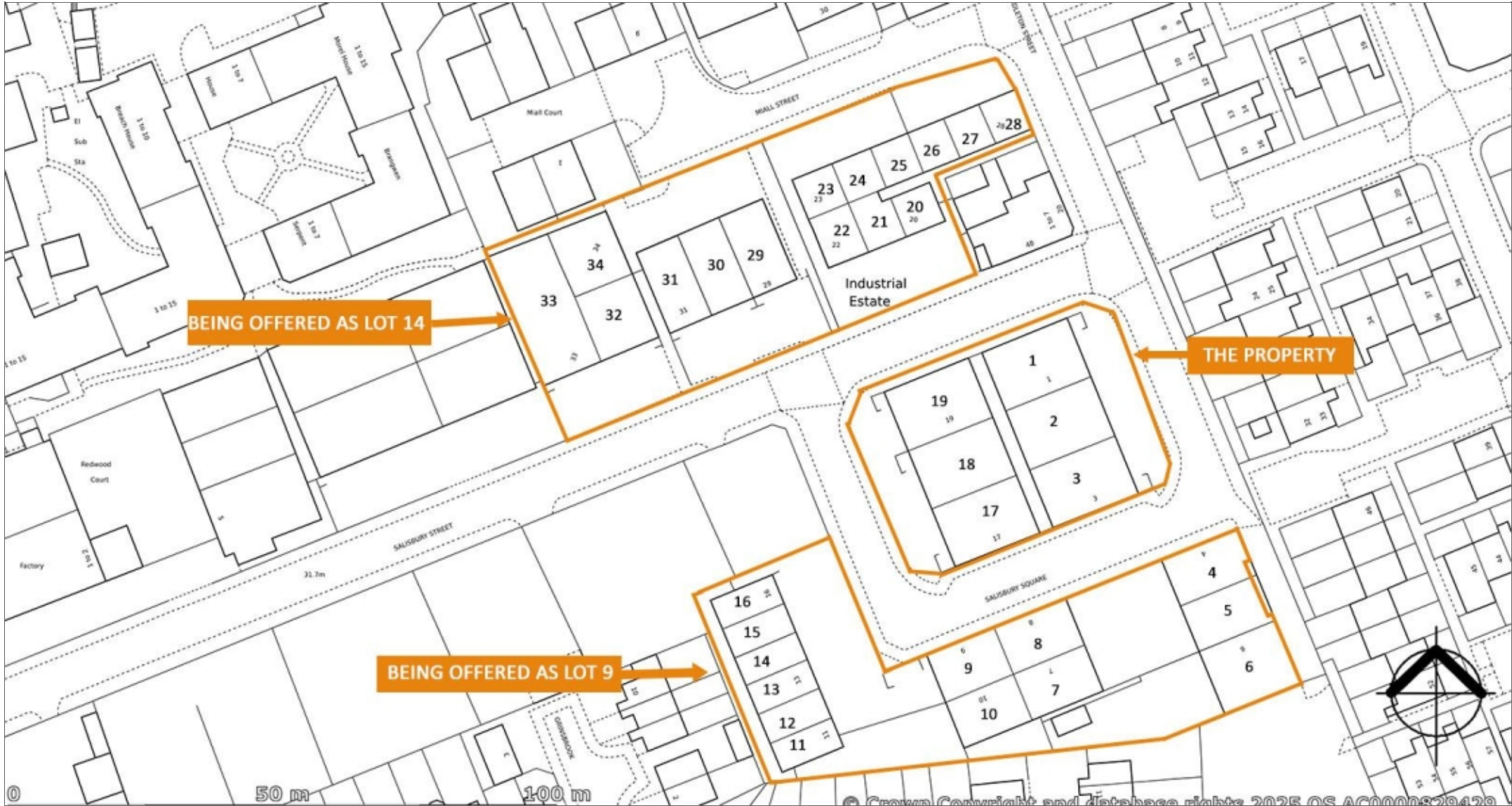
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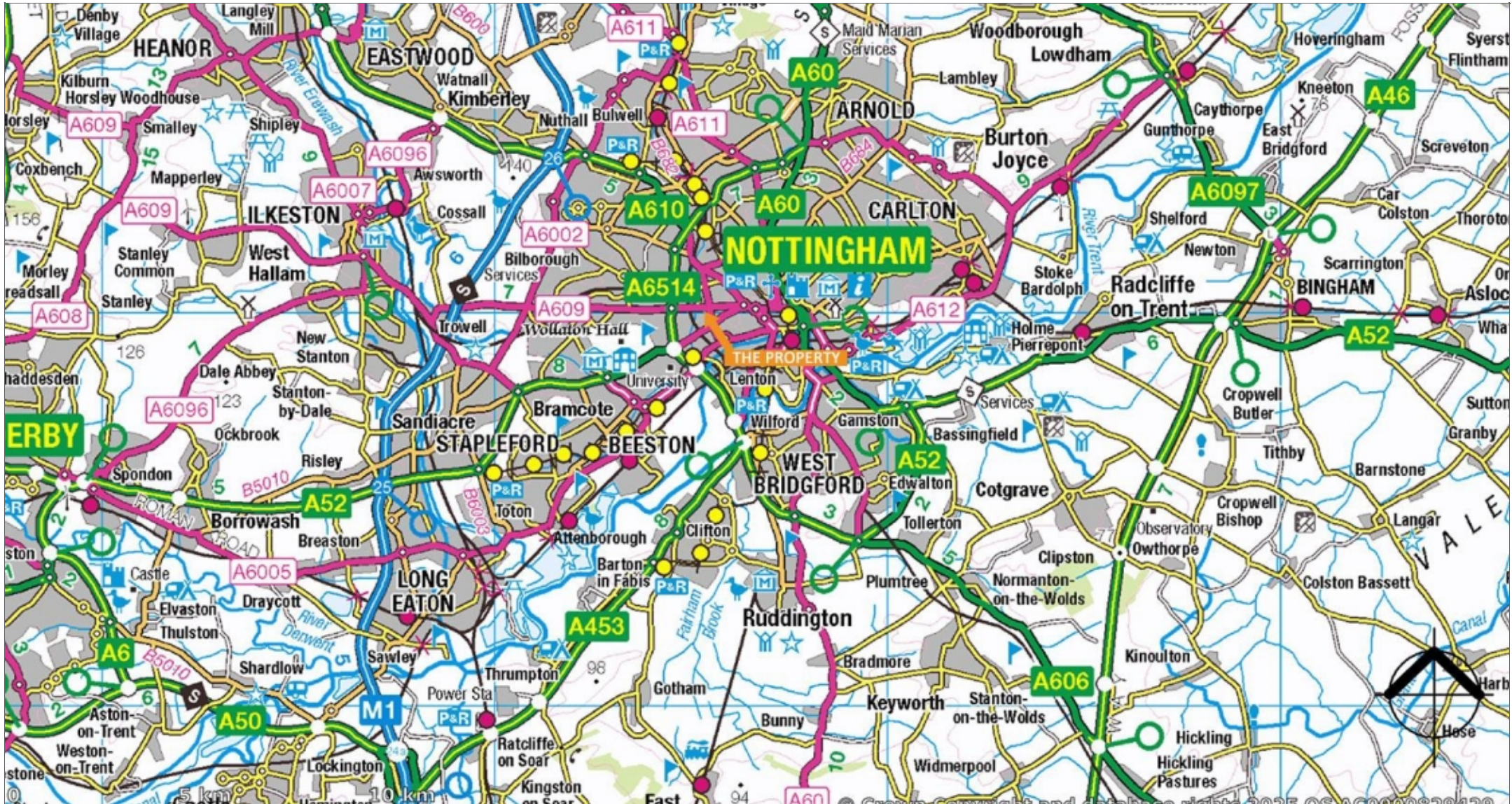
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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Nottingham City Conveyancing Team
2nd Floor, Loxley House Station Street
Nottingham
NG2 3NG

Helen Bell
0115 87 65089
Helen.Bell@nottinghamcity.gov.uk

Associate Auctioneers



Avison Young
3 Brindleyplace
Birmingham
B1 2JB

Damian Lloyd
+44 (0)7748 111677
damian.lloyd@avisonyoung.com

Alex Darlington
+44 (0)7904 630147
alex.darlington@avisonyoung.com

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