

**Lot 14, Units 20-34 Salisbury Square Industrial Estate, Salisbury Street and Miall Street, Nottingham,
Nottinghamshire NG7 2AB**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf of  Nottingham City Council

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Property Information

Freehold Industrial Estate Investment

- Established industrial estate
- Includes 15 units with forecourt loading and parking
- Total floor area of approximately 1,407.3 sq m (15,148 sq ft)
- Site area of approximately 0.33 Ha (0.82 Acres)
- 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

14

Auction

13th February 2025

Rent

£98,780 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** 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 15 unit industrial estate, within three blocks. Each unit benefits from a vehicle access loading door and a forecourt for general loading and parking. There is site area of approximately 0.33 Ha (0.82 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.

DISCLAIMER

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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 20	Industrial	51.80	(558)	INDIVIDUALS	3 years from 21/09/2023	£5,600	(20/09/2026)
Unit 21	Industrial	69.60	(749)	COMPUTER SUPPORT (NOTTINGHAM) LTD (CRN: 04864717)	Periodic Tenancy from 16/12/2013 continuing quarter to quarter until either party gives 6 months written notice.	£7,250	16/03/2027
Unit 22	Industrial	69.70	(750)	RIG AND SUPPLY LIMITED (CRN:09720685)	4 years from 19/02/2021	£5,100	(18/02/2025)
Unit 23	Industrial	51.80	(558)	HELLO SHUTTERS LTD, FORMERLY SHUTTERCRAFT NOTTINGHAM LTD (CRN: 10608020)	3 years from 26/10/2022	£5,000	(25/10/2025)
Unit 24	Industrial	51.80	(558)	INDIVIDUAL	3 years from 16/03/2024	£5,950	(15/03/2027)
Unit 25	Industrial	51.80	(558)	SAFE HAVEN ACCOMMODATION LIMITED (CRN:08376861)	3 years from 16/03/2024	£5,950	(15/03/2027)
Unit 26	Industrial	46.40	(500)	INDIVIDUAL	3 years from 16/03/2024	£5,450	(15/03/2027)
Unit 27	Industrial	46.40	(500)	FENTON'S DOMESTIC CLEANING LTD (CRN: 11035675)	3 years from 16/03/2024	£5,100	(15/03/2027)
Unit 28	Industrial	46.40	(500)	INDIVIDUAL	3 years from 19/02/2024	£5,050	(18/02/2027)
Unit 29	Industrial	124.90	(1,344)	INDIVIDUAL	6 years from 18/02/2021	£11,450	(17/02/2027)
Unit 30	Industrial	124.90	(1,344)	INDIVIDUAL	Periodic Tenancy from 15/05/1999 continuing quarter to quarter until either party gives 6 months written notice.	£11,950	16/03/2027
Unit 31	Industrial	124.90	(1,344)	INDIVIDUAL	Periodic Tenancy from 16/10/2002 continuing quarter to quarter until either party gives 6 months written notice.	£11,950	16/03/2027
Unit 32	Industrial	133.30	(1,435)	EASY JOSE COFFEE ROASTERS LTD (CRN: 11667793)	6 years from 07/05/2021	£12,980	(06/05/2027)
Unit 33	Industrial	280.70	(3,021)	VACANT POSSESSION			
Unit 34	Industrial	132.80	(1,429)	VACANT POSSESSION			
Total Approximate Floor Area		1407.30(1)	15,148			£98,780.00 with 2 units to be let.	

(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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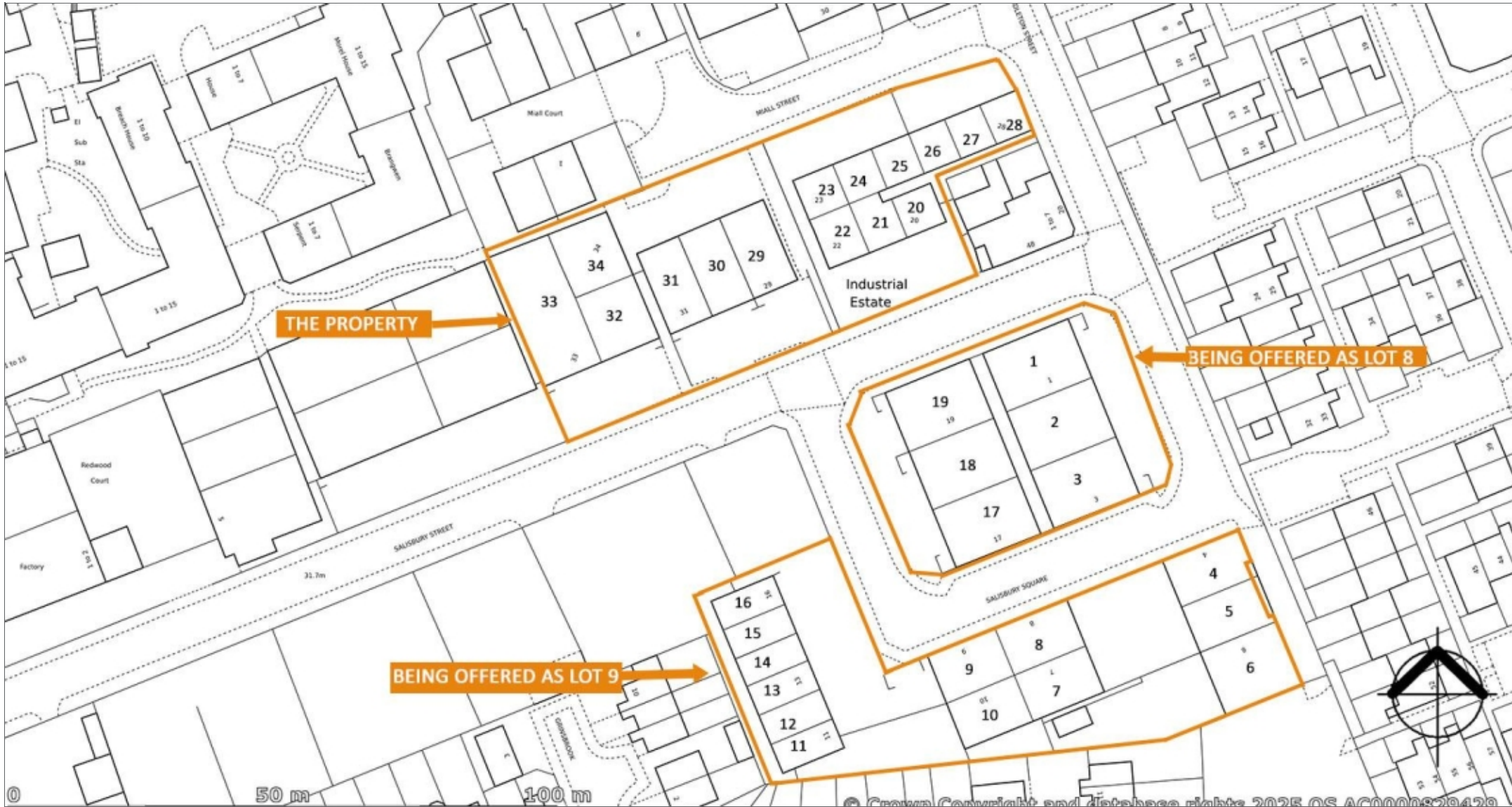
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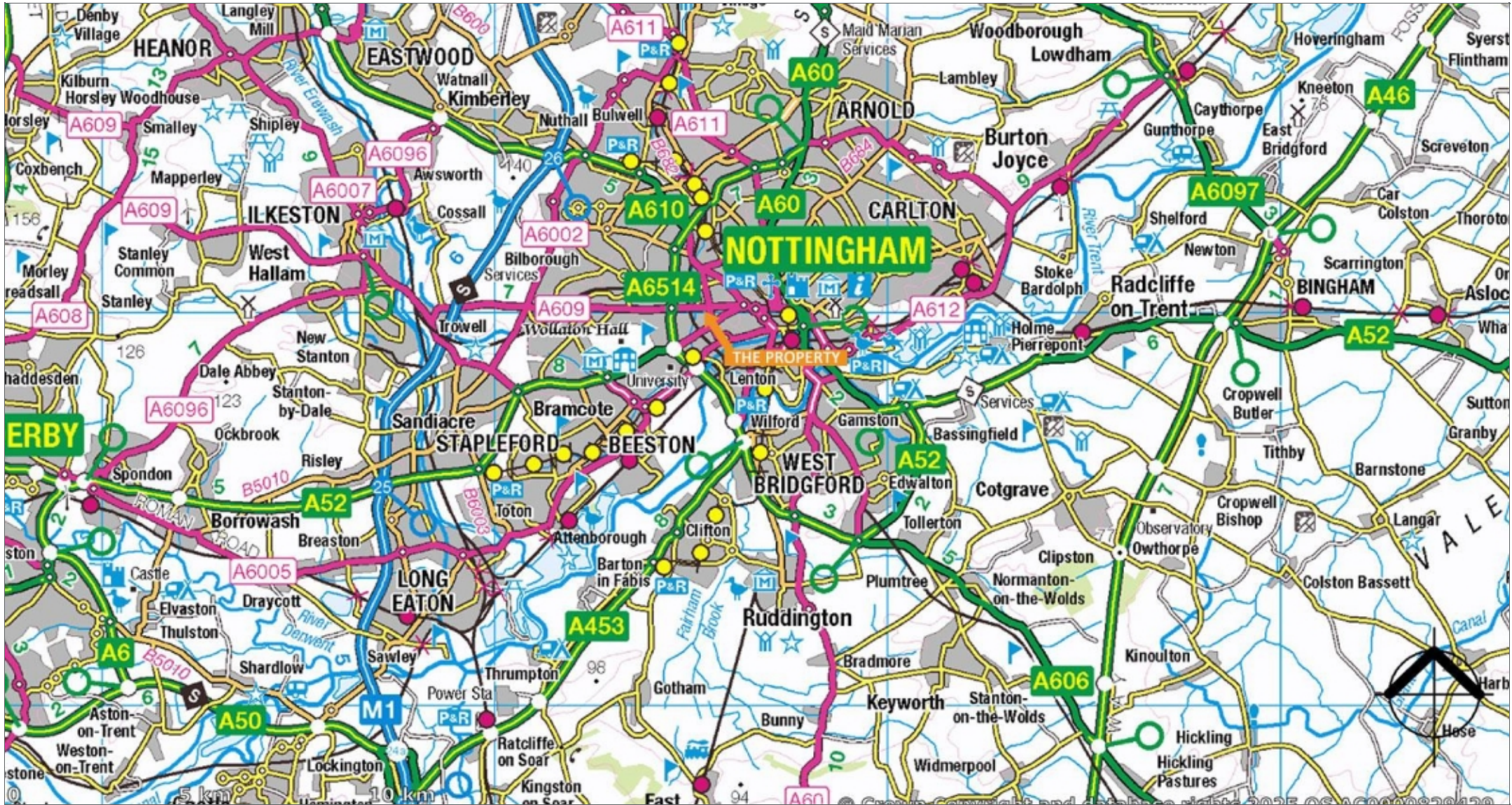
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Contacts

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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