

Unit 4, Tyne Road, Middlefield Industrial Estate Sandy, Bedfordshire SG19 1RB

lot 23

Freehold Ground Rent Investment

- Let to Coolchalis Ltd until 2077
- 2018 rent review
- Approximate site area of 0.40 hectares (1 acre)
- Established industrial estate
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and Watkiss Automation Limited

Rent
£21,000
per annum
exclusive



Location

Estimated District Population: 15,000
Miles: 13 miles east of Bedford
26 miles west of Cambridge
59 miles north of Central London
Roads: A1(M), M1, M11, M25
Rail: Sandy
Air: Luton

Situation

The property is prominently situated on the north side of Tyne Road in the established Middlefield Industrial Estate, the principal industrial area of Sandy. Tyne Road is accessed via Sunderland Road, which provides access to the A1 (London Road) via Bedford Road. Nearby occupiers on the estate include Travis Perkins, Marshalls Mono Concrete Ltd and Watkiss Automation Limited.

Description

The property comprises a SITE of approximately 0.40 hectares (1 acre) upon which PORTACABINS have been erected. The site is currently used as a road haulage depot.

Tenure

Freehold

VAT

VAT is applicable on this lot.

Please note that the property adjoins Lot 13 in the catalogue

Tenancy and accommodation

Floor	Use	Hectares	Acres	Tenant	Term	Rent p.a.x.	Reviews
4	Land	0.4	1	COOLCHALIS LTD (2)	99 years from 29/09/1978 until 2077 on a full repairing and insuring lease	£21,000	29/09/2018 and 10 yearly thereafter (3)
Totals		0.4	1 (1)			£21,000	

(1) The lease refers to the acreage as being '1 acre or thereabouts'.

(2) Coolchalis Limited are a road haulage service. For the year ending 30th April 2009, Coolchalis Limited reported a net worth of £201,000. (Source: www.riskdisk.com 07/06/2010)

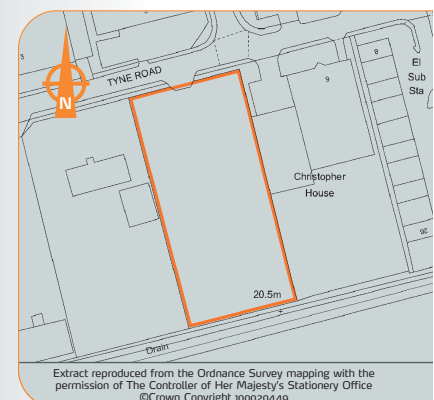
(3) Various ground rent reviews and renewals have recently been settled on this estate. For further information please refer to the Auctioneers.

For further details please contact:

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