

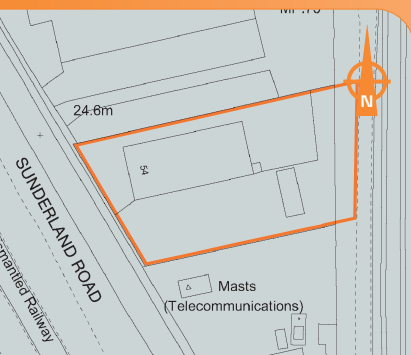
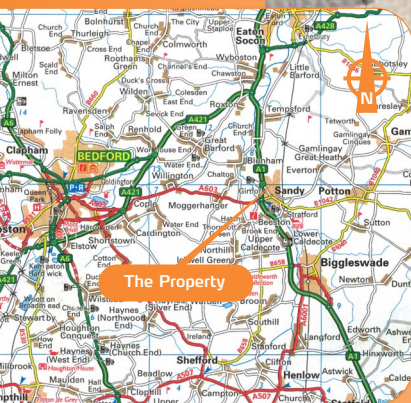
lot 2

Unit 54, Sunderland Road, Middlefield Industrial Estate
Sandy, Bedfordshire SG19 1QY

Rent
£13,000
per annum
exclusive

Freehold Ground Rent Investment

- Let to A B Turney, E Turney & B C J Turney until 2075
- 2018 rent review
- Established industrial estate
- Approximate site area of 0.24 hectares (0.6 acres)
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and DW Mouldings



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 in the established Middlefield Industrial Estate, the principal industrial area of Sandy. The estate is accessed via Sunderland Road, which the property fronts, to the east of the town centre. Nearby occupiers on the estate include Travis Perkins, Marshalls Mono Concrete Ltd and DW Mouldings.

Description

The property comprises a SITE of approximately 0.24 hectares (0.6 acres) upon which has been constructed a PURPOSE BUILT INDUSTRIAL AND OFFICE BUILDING.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Hectares	Acres	Tenant	Term	Rent p.a.x.	Reviews
54	Workshop, Office and Storage	498.50 sq m (5,366 sq ft)	0.24	0.6	A B TURNEY, E TURNEY & B C J TURNEY (t/a tal-ko) (3)	99 years from 21/05/1976 until 2075 on a full repairing and insuring lease	£13,000	21/05/2018 and 14 yearly thereafter (4)
Totals		498.50 sq m (2) (5,366 sq ft) (2)	0.24	0.6 (1)			£13,000	

(1) The lease refers to the acreage as being '0.6 acres or thereabouts'. (2) Please note, these floor areas do not include the mezzanine level. (3) Tal-Ko Racing are the UK's largest manufacturer of engines for kart racing and a leader within the sport of karting for over 40 years. Tal-Ko Racing has a fine reputation as a manufacturer of the famous TKM engine brand as well as the championship winning TKM kart range. Aside from running the UK's largest karting category, Formula TKM, the company is also a UK agent of the world championship winning Italian CRG range of karts and parts, MAXXIS tyres, PVL Ignitions, HORSTMAN Clutches, WALBRO Carburettors and the superior Italian kart component manufacturer WILD KART. (Source: www.tal-ko.com 07/06/2010) (4) Various ground rent reviews and renewals have recently been settled on this estate. For further information please refer to the Auctioneers.

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