

INVESTMENT OPPORTUNITY

Unit 2 Nunn Brook Road, Huthwaite, Nottinghamshire NG17 2HU



BUY!

£170,000 FREEHOLD



FULLY LET WORKSHOP ON A 10 YEAR LEASE TO VP PLC t/a HIRE STATION

- Modern unit with good sized yard
- Let on FRI terms at £12,000 per annum
- Tenant been in occupation since 1994

Location:

Nunn Brook Road is set within an established area for industrial and business premises with indirect access off the A38 trunk road, which in turn gives easy access to the M1 (J28).

This is an established area providing a mix of modern industrial and storage type premises, situated approximately six miles west of Mansfield and approximately two miles from the M1.

The property itself is positioned close to the junctions of Nunn Brook Road and Blackwell Road and benefits from a prominent position with frontage to the junction.

Description:

The unit comprises a detached single storey workshop together with a good sized secure yard.

Access is by way of two roller shutter doors and the unit has been configured to provide workshop areas, sales / showroom, and an internal mezzanine provides for additional storage and offices.

Accommodation:

Ground Floor:	178.7 sq m	(1,924 sq ft)
Mezzanine (stores/office):	68.1 sq m	(734 sq ft)
Site Area:	1,138 sq m	(0.28 acres)

Terms:

The property is to be sold subject to a 10 year lease from September 2019, this is a renewal lease and the tenant has been in occupation since 1994. The lease has a tenant only break clause after five years and is to be drawn on fully repairing and insuring terms.

Tenant:

Tool Station Limited (3428037), Experian credit score 100 out of 100 and classed as very low risk, with a reported turnover to March 2019 of £154m.

Rental Income:

£12,000 per annum subject to upward only review after five years.

Price:

The property is available at a price of:-

£170,000 Freehold

This reflects a net initial yield of 6.94% after purchasers costs.

VAT:

We understand VAT is not applicable to the rent or the purchase price.

EPC:

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Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk

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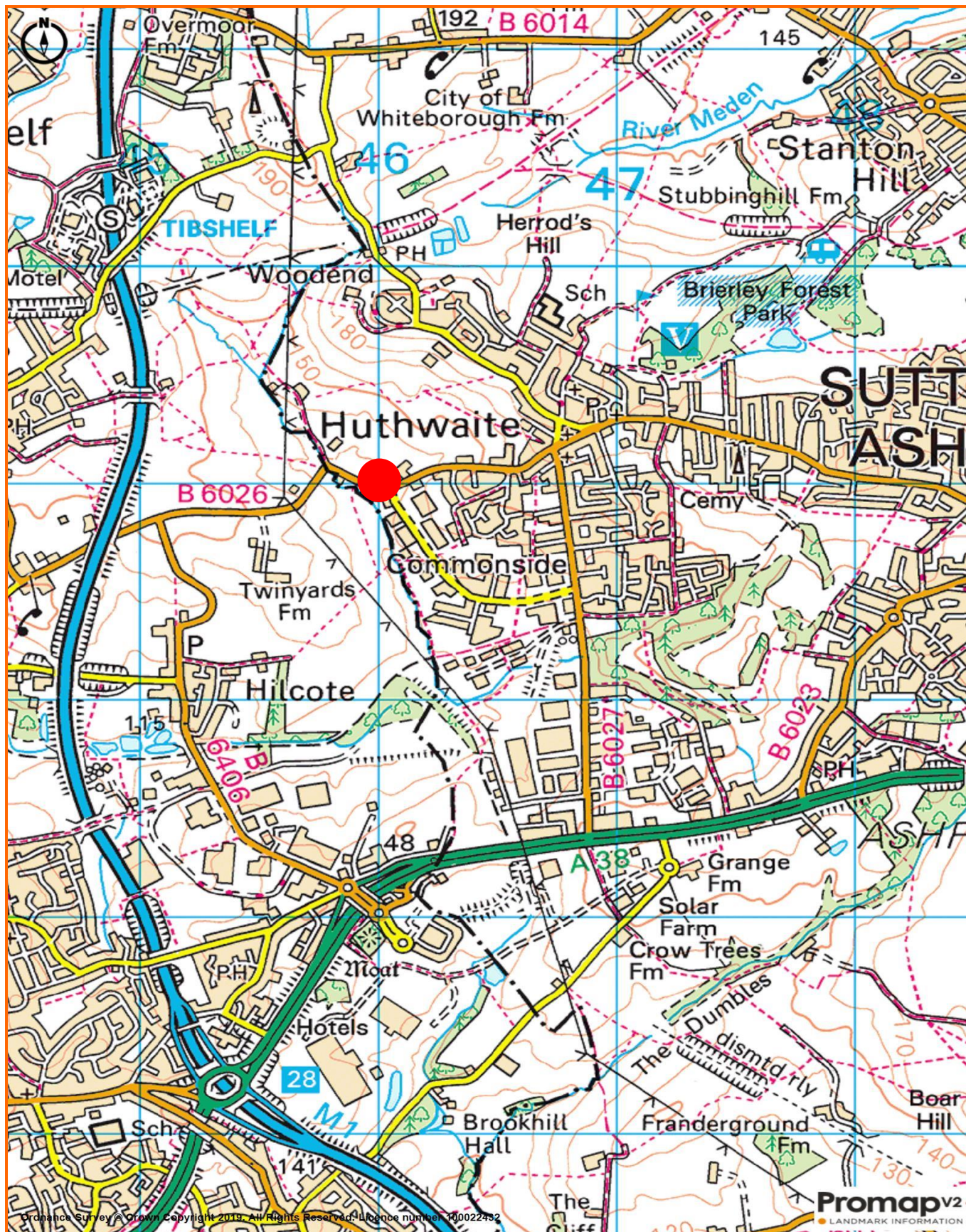
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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.