



# WOOD MOORE & CO.



## FREEHOLD INDUSTRIAL INVESTMENT FOR SALE ALMA PARK ROAD, GRANTHAM NG31 9SE

- Fully let investment with significant potential for rental growth
- Currently producing £41,240 p.a. (ERV £57,000 p.a.)
- Terrace of 3 units extending to 10,365 ft<sup>2</sup> (962.9 m<sup>2</sup>) excluding mezzanines
- Prominent location on main estate road
- FOR SALE £600,000

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## LOCATION

Alma Park is a popular and established trading estate and is located within a short distance of the town centre with excellent links to A1, A52 & A607.

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

## DESCRIPTION

The premises comprise a terrace of 3 prominent workshop units with good yard and parking provision. The accommodation provided comprises:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>UNIT 1</b>		
<b>Ground Floor</b>	3,847	357.4
<b>Mezzanine</b>	1,265	117.5
<b>UNIT 2</b>		
<b>Ground Floor</b>	2,664	247.5
<b>Mezzanine</b>	488	45.3
<b>UNIT 3</b>		
<b>Ground Floor</b>	3,854	358.0
<b>Mezzanine</b>	688	63.9
<b>GIA</b>	12,806	1,189.6

## BUSINESS RATES

Description	Rateable Value
<b>Unit 1</b>	£19,250
<b>Unit 2</b>	£10,750
<b>Unit 3</b>	£15,750

## ENERGY PERFORMANCE

EPC's have been commissioned and will be available on request.

## SERVICES

All mains services are available for connection to the property. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

## TENURE

The property is available Freehold subject to, and with the benefit of, the existing occupational leases as set out in the schedule below, currently producing an income of £41,250 p.a.

## PRICE

£600,000

## VAT

All sums quoted are exclusive of VAT which may be payable at the prevailing rate.

## COSTS

Each party to be responsible for their own legal and other costs incurred in the creation of a new lease.

## VIEWING

For further information or to arrange a viewing, please contact:

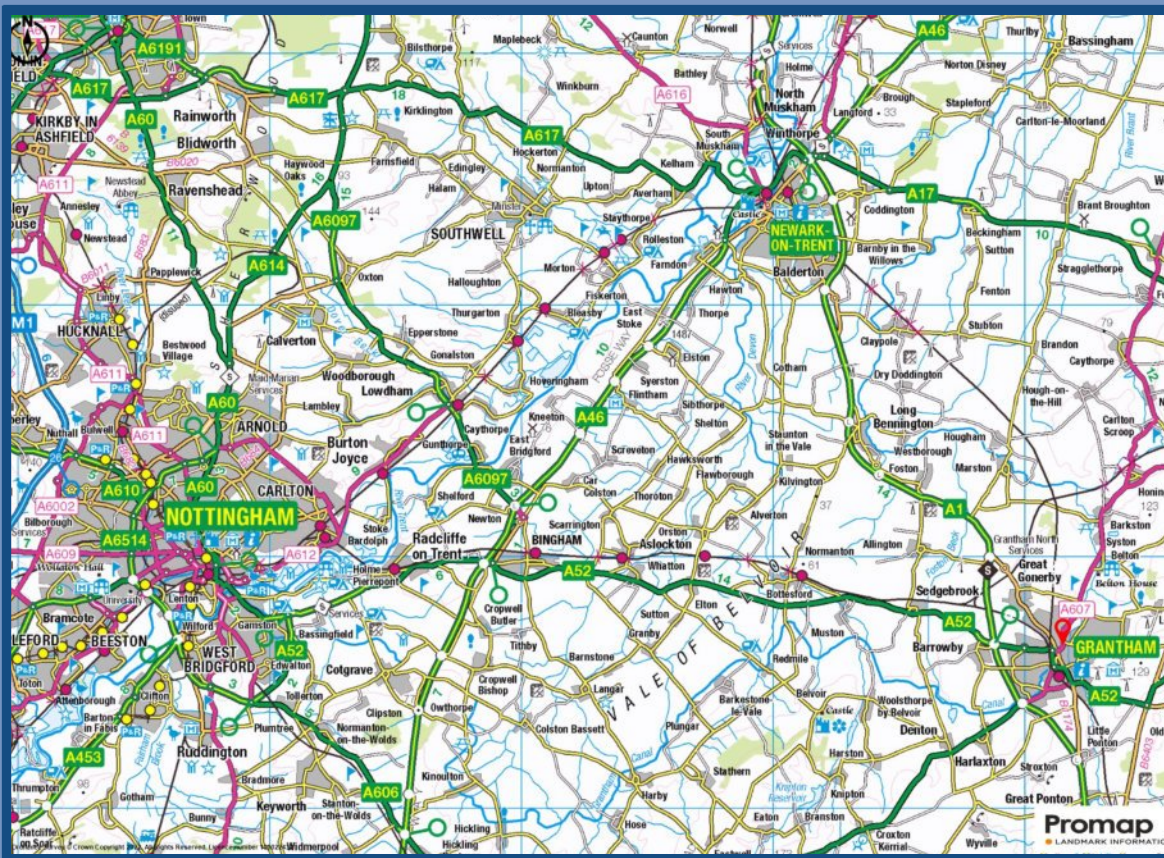
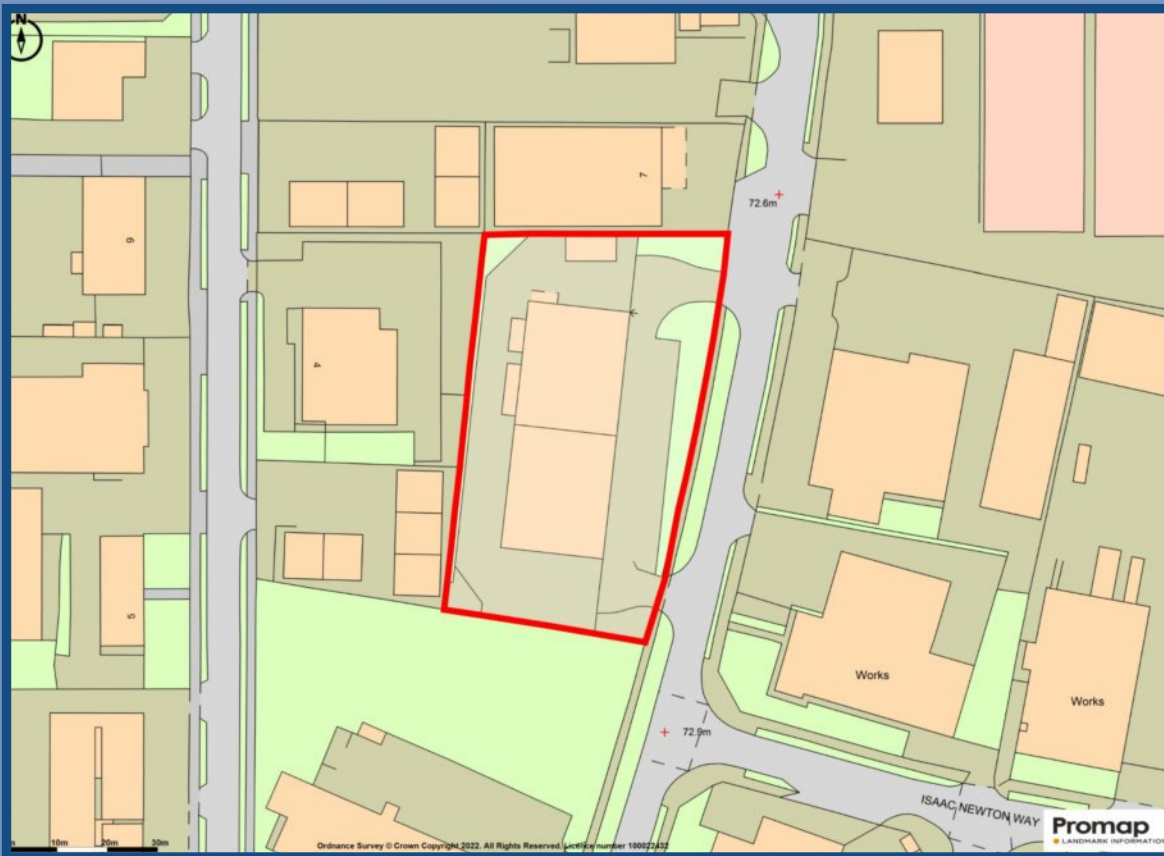
Garry Wood MRICS

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**Internal View of Unit 1**



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate

# TENANCY & INCOME SCHEDULE

DEMISE	TENANT	LEASE DATE	TERM	REVERSION	RENT	(ft <sup>2</sup> )	SIZE (f <sup>2</sup> )	SIZE (m <sup>2</sup> )	ERV (ft <sup>2</sup> )	ERV
Unit 1	Generator Solutions Ltd	14/03/2020	5	13/03/2025	£ 17,500.00	£ 4.55	3,847	357.39	£ 5.50	£ 21,158.50
Unit 2	Grantham MOT Centre	14/09/2009	10	13/09/2019	£ 11,500.00	£ 4.32	2,664	247.48	£ 5.50	£ 14,652.00
Unit 3	Hills Poly Print Limited	2011	3	2014	£ 12,240.00	£ 3.18	3,854	358.07	£ 5.50	£ 21,197.00
<b>Sub Total</b>					<b>£ 41,240.00</b>				<b>ERV</b>	<b>£ 57,007.50</b>



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