



FREEHOLD INDUSTRIAL INVESTMENT FOR SALE 5 NORTHGATE TERRACE, NORTHERN ROAD, NEWARK NG24 2EU

- **Prominent industrial unit with enclosed yard to side and rear loading**
- **Good quality integral 2 storey office provision**
- **11,517 ft² (1,070 m²) incorporating 2,778 ft² (258 m²) offices & ancillary**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**
- **Currently producing £50,000 p.a. with stepped increases to £70,000 p.a.**

LOCATION

The property forms the end of a purpose built terrace of modern industrial units having prominent frontage onto Northern Road at the heart of the town's principle industrial area.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

Unit 5 has 2 storey integral offices providing, reception office, meeting/board room and several private individual offices with secure yard to the side and further yard and parking area to the rear. The warehouse space is configured to provide loading and delivery access to both the rear and side elevation leading directly into the secure yard area.

Accommodation

Description	ft ²	m ²
Ground Floor		
Workshop & Offices	9,860	916
First Floor & Mezzanine		
Offices	1,657	154
TOTAL (GIA)	11,517	1,070

Externally

The building benefits from a large shared car park/loading yard to the rear with self-contained secure yard to the side having vehicular access off Northern Road. The property is shown for identification purposes on the attached Land registry plan

SERVICES

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

ENERGY PERFORMANCE

An EPC has been commissioned. A copy of the certificate will be available on request.

BUSINESS RATES

The property has a Rateable Value of £52,500.

TENURE

Freehold. The property is let to Mori Lee UK Ltd (CRN 02754852) on Full Repairing & Insuring lease for a term of 10 years from 01.08.2022 (Option to break & rent review on the 5th anniversary). Current rent reserved is £50,000 p.a. increasing to £55,000 p.a. on 01.08.23, £60,000 on 01.08.24 & to £70,000 p.a. on 01.08.26. A copy of the lease is available on request

PRICE

£875,000 + VAT. TOGC rules may apply however interested parties should take their own professional advice in this respect.

COSTS

Each party to be responsible for their own legal and other costs incurred in this transaction.

VIEWING

For further information including plans & drawings, or to arrange a viewing, please contact:

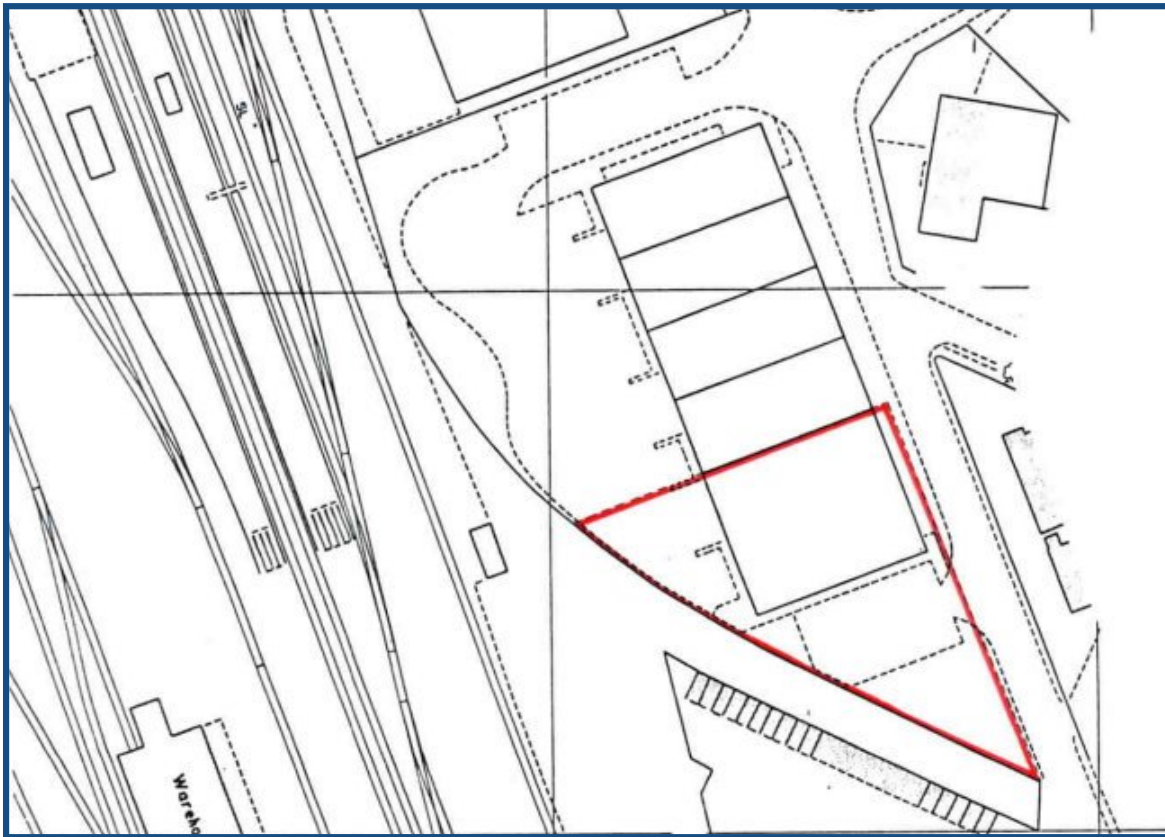
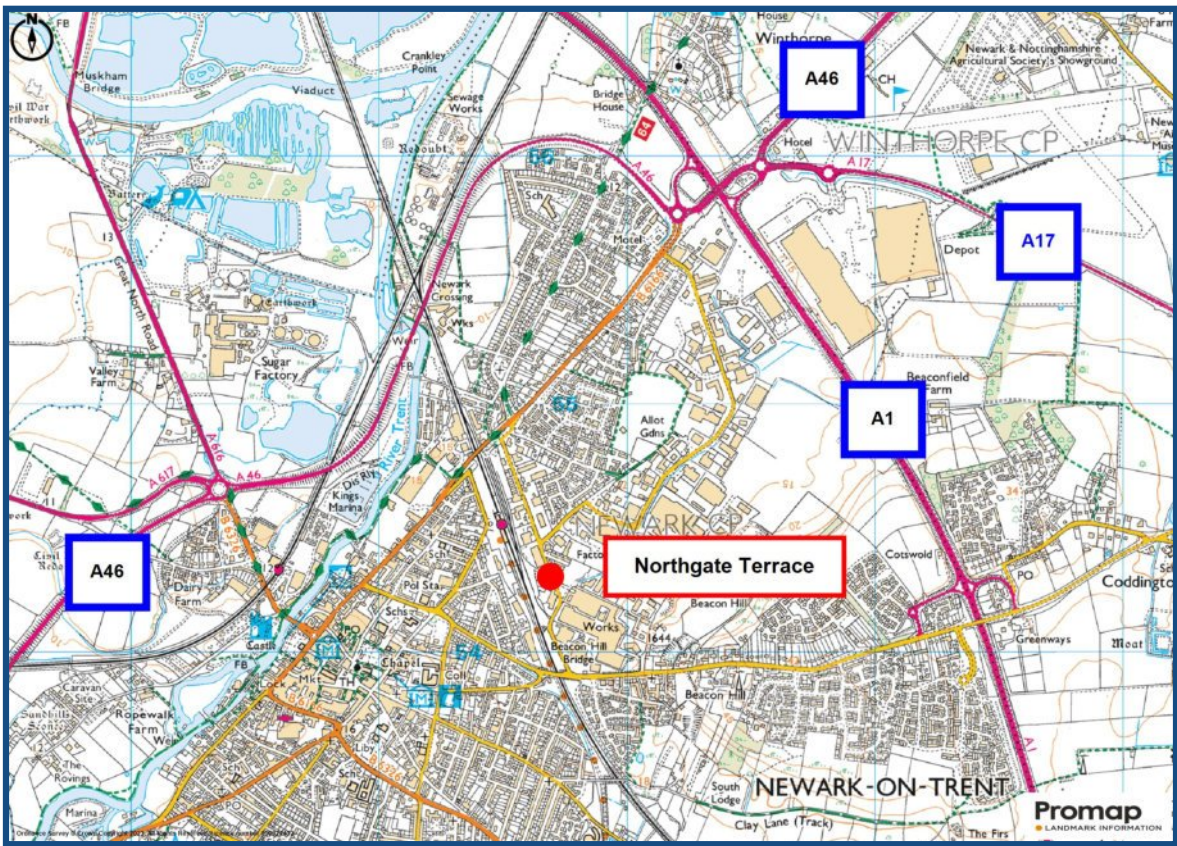
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View of Side Yard Area



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