



WOOD MOORE & CO.



FREEHOLD INVESTMENT, BRANT ROAD, FULBECK, GRANTHAM NG32 3JD

- **Modern high quality units in gated secure private compound**
- **15,643 ft² (1,453 m²) 5.4 m minimum eaves, 4.5 m sectional doors**
- **Unit 1: 7,341 ft² (682 m²), Unit 2: 3,550 ft² (330 m²) Unit 3: 4,747 ft² (441 m²)**
- **Excellent location with easy access to A17 (A1 & A46 at Newark 9 miles)**
- **Currently producing £51,300 p.a. with 1 vacant unit. ERV when fully let £95,346**
- **FOR SALE Freehold subject to existing tenancies**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

Situated just off the A17 at Fulbeck, the premises are set within a secure contractors compound approximately mid-way between Newark & Sleaford with excellent road access to the A1/A46 at Newark (9miles) & A1 at Grantham (8 miles)

These high quality units, built in 2 phases (Unit 3 in 2017 and Units 1 & 2 in 2022) represent a rare opportunity for an investor or an owner occupier.

Further information including floor plans & elevations are available on request or can be downloaded from our website.

UNIT	SQ FT	CSQ M ²
1	7,341	682
2	3,555	330
3	4,747	441
TOTAL (GIA)	15,643	1,453

Externally there is parking immediately to the front of the units with additional yard space to the sides (refer to plans).

SERVICES

Mains 3-phase electricity and water are available for connection. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

ENERGY PERFORMANCE RATINGS

Unit 1 & 2 B(42)

Unit 3 C(53)

BUSINESS RATES

Units 1 & 2 To Be Assessed

Unit 3 Rateable Value £18,681

SERVICE CHARGE

A modest service charge is payable in respect of the common areas, services and site security (further details available on request)

TENURE

The Units are available For Sale Freehold subject to & with the benefit existing tenancies as follows:

UNIT	Lease Start	Lease End	Rent p.a. + VAT	Service Charge p.a. + VAT
1	-	-	-	-
2	08.08.2023	07.08.2028	£21,300	£1,250
3 (Motorsport)	01.03.2023	28.02.2028	£30,000	£1,740

Notes: Unit 1 is currently occupied by the vendor who is happy to either vacate or to enter into a 3 year lease at £6 ft². Units 2 & 3 are let on Full Repairing & Insuring terms (Sections 24-28 of the Landlord and Tenant Act excluded).

Further information relating to tenancies, service charge provisions, etc. is available on request

PRICE

£1,600,000 + VAT

COSTS

Each party to be responsible for their own legal & other professional costs incurred in the sale of this property.

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate although it is anticipated that VAT TOGC Rules will apply. (Potential purchasers should take their own professional advice in this regard).

VIEWING

To arrange a viewing, which is **strictly by appointment only** please contact:

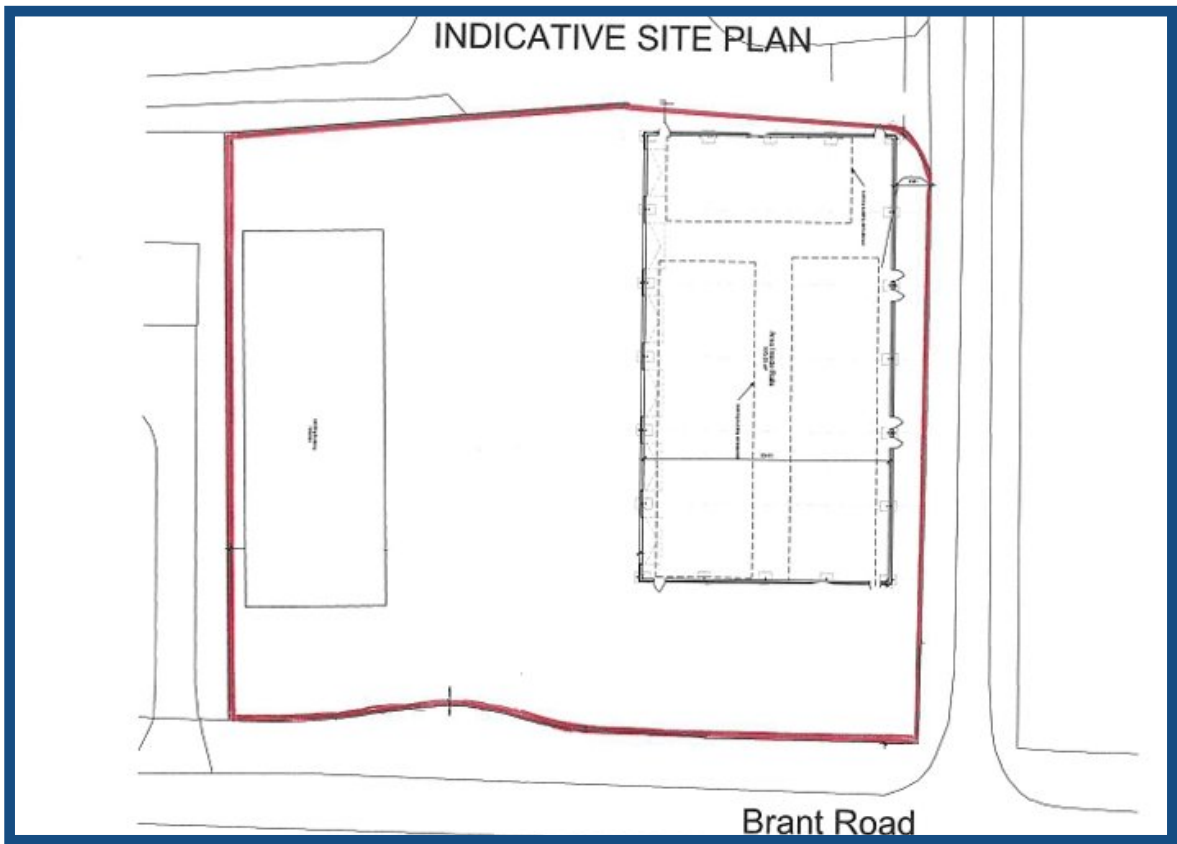
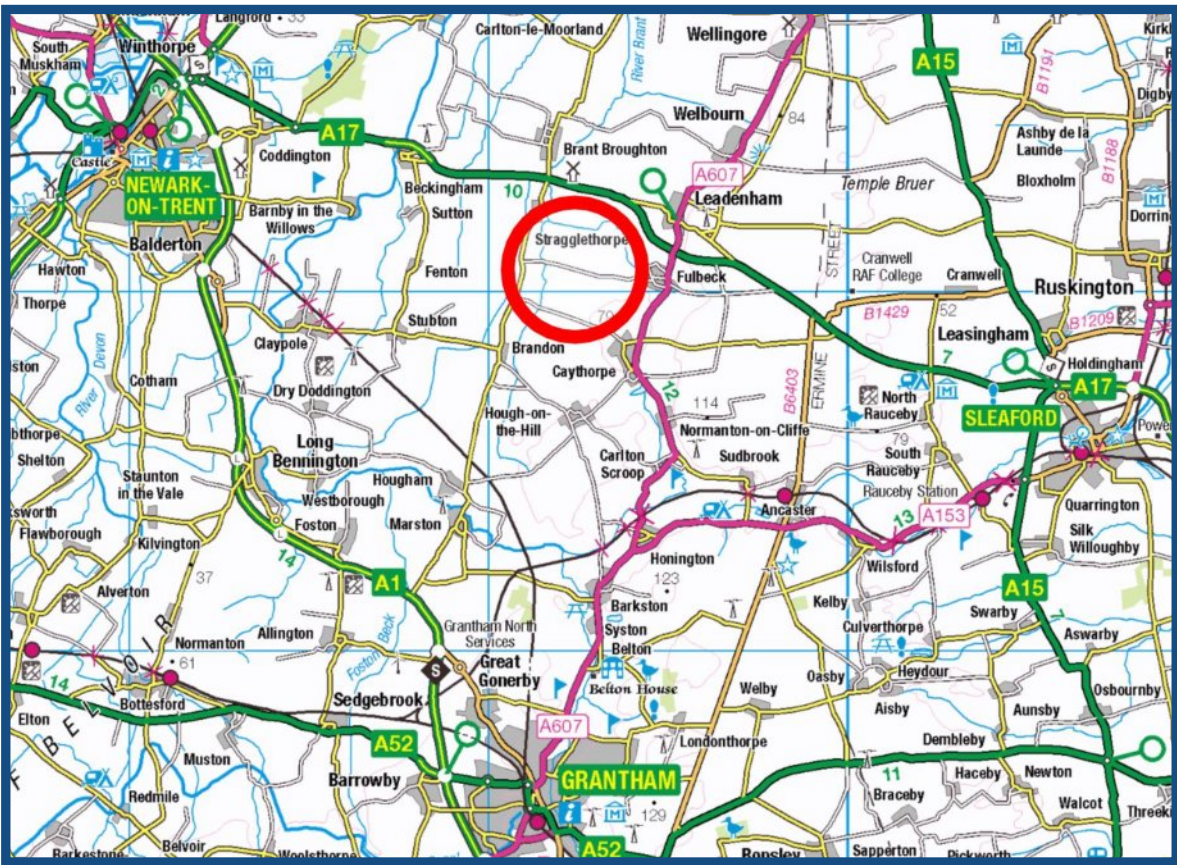
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are 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



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are 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