

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT UNITS LOCATED ON A REFURBISHED POPULAR ESTATE. THE UNITS ARE LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

Units 3 Jubilee Industrial Estate, Ashington, Northumberland, NE63 8UB

PRICE - £208,000 | TOTAL RENT - £17,680 P.A. | YIELD – 8.5%

All enquiries: 01788 296 216 | Email: sales@reinvestors.co.uk



LOCATION

Jubilee Industrial Estate lies in a strategic position only 15 miles from Newcastle upon Tyne on the A196, within a few minutes-drive of the A189 which is a direct link to the AIM and the national road network.

It is located 5 miles from Morpeth and 10 miles from the Port of Blyth.

Other north east centres within a convenient distance include Sunderland (26 miles), Durham (36 miles) and Middlesbrough (54 miles).

The estate is very popular and has a range of occupiers and uses.



DESCRIPTION

A comprehensive improvement programme has been completed at Jubilee Industrial Estate, to provide a range of units with ample car parking. It reflects the general market in the North East where there is a recognised shortage of secondary accommodation throughout the size ranges. Tenant demand has remained consistently strong putting continued upward pressure on rents and lowering of tenant incentives. A full estate management scheme is in place and the cost is recovered from the tenants by way of a modest service charge. The units are built of traditional design and materials with cladded walls and roof and provide approximately 1,972 sq ft (183.1 sq m) of light industrial accommodation.



TENURE

The unit is held freehold sold subject to the existing tenancies.

AWAITING IMAGES

TENANCY

The units are let as follows:

UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
3	Mr Lee Fields	2007	£17,680	10/06/2024	09/06/2027	09/06/2028	09/06/2029

PRICE

£208,000

VAT

The property elected for VAT.

EPC

All units have a valid EPC certificates and are available upon request.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact:

e: sales@reinvestors.co.uk **t:** 01788 296216

w: www.reinvestors.co.uk



ADDITIONAL INFORMATION The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property