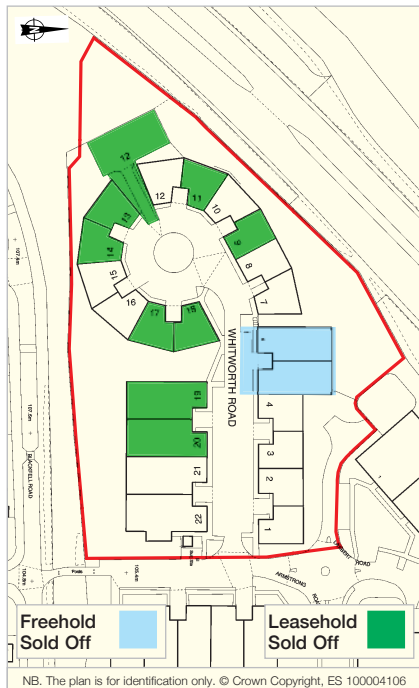
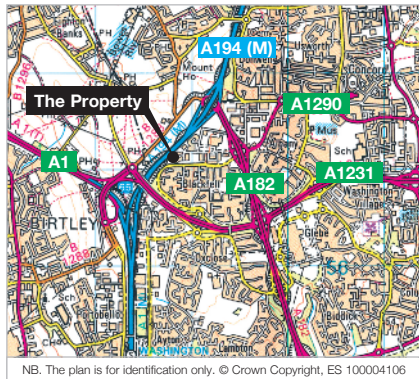


Washington Armstrong Industrial Estate Whitworth Road Tyne & Wear NE37 1PP

- **Freehold Multi-Let Industrial and Ground Rent Investment Opportunity**
- Comprises twenty units, nine of which have been sold off on long leases
- Established industrial estate location
- Total Current Rents Reserved
£155,150 pa



Tenure

Freehold.

Location

Washington is a new town with a population of some 57,000 located 6 miles to the west of Sunderland and 4 miles south-east of Gateshead. The town benefits from its location being immediately adjacent to the A1(M). The property is situated on the southern edge of the Armstrong Industrial Estate, between the A194(M) and the A182 dual carriageway. Occupiers close by include Carpetright, B&Q, Trade Point and a number of local traders.

Description

The property comprises 20 single industrial units, nine of which have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Eytan Weisz, Teacher Stern LLP. Tel: 0207 611 2327 e-mail: e.weisz@teacherstern.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Unit 1	J&M Pet Beds Ltd	292.64 sq m (3,150 sq ft)	5 years from 28.09.2010 Rent review 28.09.2013	£11,500 p.a.	Reversion 2015
Unit 2	Windsor Engineering (Hull) Ltd	292.64 sq m (3,150 sq ft)	A term of years from 26.06.2015 to 04.09.2018. Tenant break option 04.09.2017 R & I	£12,600 p.a.	Reversion 2018
Unit 3	A D Victoriam Limited	292.64 sq m (3,150 sq ft)	3 years from 12.01.2018. Tenant break option 12.01.2019 and 12.01.2020 R & I	£13,000 p.a. (1)	Reversion 2021
Unit 4	North East Refurbishments Ltd	292.64 sq m (3,150 sq ft)	5 years from 29.09.2017. Tenant break option 29.09.2019 R & I	£13,000 p.a. (2)	Reversion 2022
Unit 7	The BSS Group Ltd	283.35 sq m (3,050 sq ft)	6 years from 05.10.2012. Tenant break option 05.10.2015 R & I	£11,500 p.a.	Reversion 2018
Unit 8	Foxcover Ltd	269.42 sq m (2,900 sq ft)	1 year from 17.02.2017 R & I	£11,500 p.a.	Reversion 2018
Unit 10	Techmarx Ltd	283.35 sq m (3,050 sq ft)	3 years from 24.11.2015. Tenant break option 24.05.2017 R & I	£10,000 p.a.	Reversion 2018
Unit 15	Richard Metcalfe & Aidan Driver	283.35 sq m (3,050 sq ft)	3 years from 19.05.2015. Tenant break option 18.11.2016 R & I	£11,250 p.a.	Reversion 2018
Unit 18	THTF Ltd	283.35 sq m (3,050 sq ft)	5 years from 17.11.2017. Tenant break option 17.11.2019 R & I	£12,000 p.a. (3)	Reversion 2022
Unit 21	STC Fasteners Ltd	579.34 sq m (6,236 sq ft)	10 years from 31.05.2016. Rent review and break option 31.05.2021 R & I	£23,000 p.a.	Reversion 2026
Unit 22	Beacon International Ltd	580.64 sq m (6,250 sq ft)	5 years from 26.06.2017. Tenant break option 26.06.2020 R & I	£25,000 p.a. (4)	Reversion 2022
Units 9, 11, 12, 13, 14, 16, 17, 19, 20	Various – please see legal pack	Total 3,129.5 sq m (33,686 sq ft)	Various expiring on 28.01.3003	Total £800 p.a.	Reversion 3003
Total		6,862.86 sq m. (73,872 sq ft)	Total £155,150 p.a.		

NB. Not inspected by Allsop. Areas provided by the Vendor.

- (1) The current rent is £10,833.34 per annum rising to £13,000 per annum from 12th January 2019. The Vendor will top up the rent from completion of the sale until 11th January 2019.
(2) The current rent is £8,667 per annum rising to £13,000 per annum from 29th September 2018. The Vendor will top up the rent from completion of the sale until 28th September 2018.
(3) The current rent is £6,000 per annum rising to £12,000 per annum from 17th November 2018. The Vendor will top up the rent from completion of the sale until 16th November 2018.
(4) The current rent is £12,500 per annum rising to £25,000 per annum from 26th June 2019. The Vendor will top up the rent from completion of the sale until 25th June 2019.