

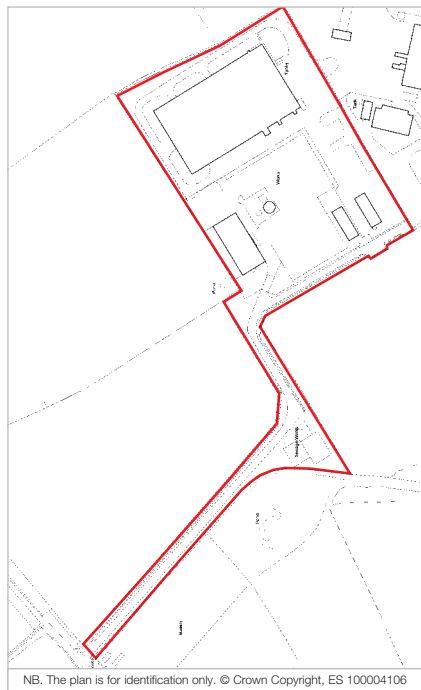
# **Langar** Units 1-4 Coach Gap Lane Nottinghamshire NG13 9HQ

- **Freehold Industrial Investment**
- Industrial estate totalling 8,110.17 sq m (87,300 sq ft)
- Site area 3.7 hectares (9.14 acres)
- Asset Management Opportunity (1)
- Total Current Rents Reserved

**£87,928 pa**  
**and Subject to Lease Agreement (1) Rising to a Total £114,928**

On the instructions of J Gershinson FRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



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**Tenure**  
Freehold.

**Location**  
The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000 and is the primary shopping destination for over 600,000 people and ranked seventh in the UK for shopping by spending. Nottingham benefits from excellent communications with Junctions 24, 25 and 26 of the M1 motorway located approximately 7 miles to the west of the city centre. The property is situated to the south of the village of Langar approximately 12 miles to the south-east of Nottingham. It is situated to the west of Langar Lane which provides access to the A52 (approximately 5 miles north) and A46 (approximately 6 miles to the north-west). It is accessed via a private road from Coach Gap Lane. Occupiers close by include a variety of local traders.

**Description**  
The property provides four single storey industrial units, totalling some 8,110.17 sq m (87,300 sq ft) occupying a site of approximately 3.7 hectares (9.14 acres).

**VAT**  
Please refer to the Special Conditions of Sale.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 60 Langar.**

**Planning**  
A planning brief is available from the Auctioneers. The brief was prepared for the Receivers and is available without liability to the Receivers or the Planning Consultants.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1 & 2	UK Shred Limited	Unit 1 2,322.50 sq m (25,000 sq ft) Unit 2 2,322.50 sq m (25,000 sq ft)	10 years from 01.04.10 Rent review every 5th year FR & I excluding the roof.	£87,928 p.a. (£1.78)	Rising to £93,004 p.a. in 2015
Unit 3	Vacant	Unit 3 2,322.50 sq m (25,000 sq ft)			
Unit 4	Vacant (1)	Unit 4 1,142.67 sq m (12,300 sq ft)			
		<b>Total</b>	<b>8,110.17 sq m (87,300 sq ft)</b>		

(1) Terms have been provisionally agreed to let Unit 4 and part of the yard to Smart Recycling (UK) Limited for a term of 5 years at £27,000 p.a. The proposed lease includes fixed rental uplifts to £32,000 in 2013, £37,000 in 2014, £42,000 in 2016 and FR & I covenants.

**Total £87,928 p.a.**

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** O Walsh Esq, Judge Sykes Frixou. Tel: 0207 379 5114 Fax: 0207 836 4974 e-mail: [owalsh@jsf-law.co.uk](mailto:owalsh@jsf-law.co.uk)



