

Durham

Skillion Business Centre

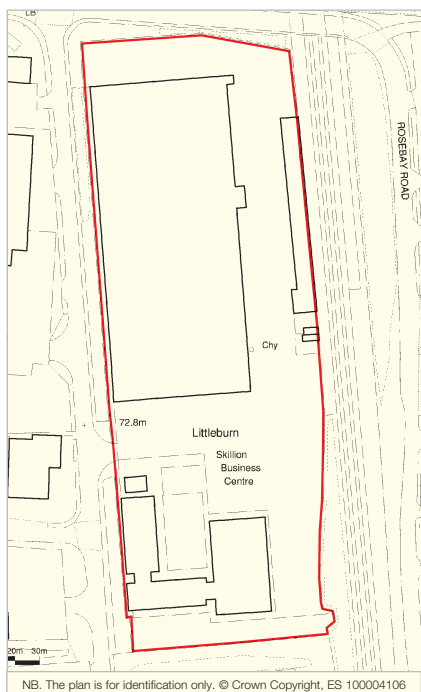
Littleburn Industrial Estate

Langley Moor

County Durham

DH7 8HG

- **Freehold Industrial Investment**
- Comprises a total of 7,111 sq m (76,232 sq ft) in 24 units plus open storage land
- Self-contained site of 2.12 hectares (5.2 acres)
- 2.482 sq m (26,724 sq ft) vacant
- Total Current Rents Reserved
£204,402.76 pa
including Vendor's guarantee on unit 13



Tenure

Freehold.

Location

Langley Moor is a former mining town and is 8 miles from the A1 via the A690 which also leads to Durham, 3 miles to the north-east. The property is situated in the Littleburn Industrial Estate. Local occupiers include CEF (City Electrical Factors), Bako Northern Area, Buildbase/Hirebase/Electricalbase and a number of local traders.

Description

This self-contained estate has been refurbished to provide 14 industrial storage units, 10 lock-ups and land for open storage.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite. All lettings provide for repairing and insurance via a service charge and tenants pay business rates in addition to the licence fee or rent.

VAT

VAT is applicable to this lot.

Planning

Consent has been granted to partly demolish and redevelop units 12 and 13 to create five self-contained trade counter/industrial units. Validation date 25th May 2016 (reference: DM/16/00768/FPA). Website: www.durham.gov.uk

Documents

The legal pack will be available from the website www.alltop.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 E Weisz Esq, Teacher Stern. Tel: 0207 242 3191 e-mail: e.weisz@teacherstern.com

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Unit 1	Catalogue Clearance Co.	Area 743 sq m (8,000 sq ft)	1 year from 01.04.2016	£17,400 p.a.	Reversion 2017
Unit 2	Evotune Limited	Area 623 sq m (6,705 sq ft)	5 years from 21.03.2016 Tenant's break clause after 2 years with 3 months' notice	£12,500 p.a.	Fixed increase on 21.02.2017 to £16,772 p.a.
Unit 3	Sean Milburn (t/a Milburn Autos)	Area 236 sq m (2,540 sq ft)	5 years from 01.02.2013	£4,700 p.a.	Reversion 2018
Unit 4	The Durham Tees Valley Community Rehabilitation Company Limited	Area 238 sq m (2,561 sq ft)	3 years from 06.05.2016 Tenant's break clause after 12 months	£7,100p.a.	Reversion 2019 Fixed rental increase on 14.03.2017 to £10,800 p.a.
Unit 5	Buy From Us Enterprise Centre Limited	Area 276 sq m (2,970 sq ft)	3 years from 08.09.2015	£7,100 p.a.	Reversion 2018
Unit 5A	Maxis Trading Ltd	Area 401 sq m (4,316 sq ft)	3 years from 18.04.2016 Tenant's break clause after 1 & 2 years with 3 months' notice	£9,553.85 p.a.	Reversion 2019
Unit 6	Cleasby Precision Engine Services Ltd	Area 261 sq m (2,807 sq ft)	3 years from 01.11.2006	£8,500 p.a.	Holding Over
Unit 7	Handcrafted Projects	Area 232 sq m (2,497 sq ft)	3 years from 20.04.2015 Tenant's break clause on 20.04.2017 with 6 months' notice	£6,800 p.a.	Reversion 2018
Unit 8	VIP Outdoor & Leisure	Area 232 sq m (2,497 sq ft)	5 years from 19.07.2013	£4,900 p.a.	Reversion 2018
Unit 9	Tyre Plus Durham Ltd	Area 395 sq m (4,251 sq ft)	3 years from 01.04.2016 Tenant's break clause with 6 months notice	£9,500 p.a.	Reversion 2019
Unit 10	British Heart Foundation	Area 151 sq m (1,625 sq ft)	7 years from 04.07.2016 Rent review 04.07.2021 Tenant's break clause 31st March each year	£5,677 p.a.	Rent Review 2021
Unit 11	Graham & Hazel S McGranaghan	Area 94 sq m (1,011 sq ft)	3 years from 15.06.2015 Tenant's break clause with 3 months' notice	£3,552 p.a.	Reversion 2018
Unit 12	Herish Hassan Rasoul	Area 326 sq m (3,509 sq ft)	5 years from 01.12.2013	£4,200 p.a.	Reversion 2018
Unit 13	Vacant (Guarantee)	Area 2,380 sq m (25,613 sq ft)	12 months from completion	£50,000 p.a.	—
Unit G1	Durham Neighbourhood Courier Services Limited	Area 30 sq m (325 sq ft)	6 months from 01.12.2015 Tenant's break clause after 1 week's notice	£1,950 p.a.	Holding over
Unit G3	Vacant	Area 30 sq m (325 sq ft)	—	—	—
Unit G2	Reprotec UK Ltd	Area 56 sq m (600 sq ft)	3 years from 01.02.2016	£4,700 p.a.	Reversion 2019
Unit G4	Wayne J Askew	Area 37 sq m (400 sq ft)	3 years from 14.10.2015	£2,250 p.a.	Reversion 2018
Unit G5	Vacant	Area 54 sq m (580 sq ft)	—	—	—
Unit G6, G7 & G7A	KG Metalworks Karen Yvette Elgey	Area 82 sq m (882 sq ft)	3 years from 01.10.2015 Tenant's break clause at years 1 and 2 with 3 months' notice	£4,400 p.a.	Reversion 2018
Unit G8	Bin Boutique	Area 19 sq m (205 sq ft)	3 years from 01.09.2016 Tenants' break clause after 5 years notice	£1,685.65 p.a.	Reversion 2019
Unit G8A & 9	Michael Henson	Area 63 sq m (678 sq ft)	3 years from 01.09.2016 Annual tenants break clause	£3,884.26 p.a.	—
Unit G10	Brian Stones	Area 66 sq m (710 sq ft)	3 years from 01.10.2015 Tenants' break clause with 1 month's notice	£3,550 p.a.	Reversion 2018
Gatehouse	Neil Frater	Area 28 sq m (300 sq ft)	3 years from 06.05.2015	£3,500 p.a.	Reversion 2018
Electrical Sub Durham	Northern Electric	Substation	3 years from 23.10.1995	—	
Outside Storage	Catalogue Clearance Co	Area 30 sq m (320 sq ft)	1 year from 01.04.2016	£1,200 p.a.	Reversion 2017
Parking	Mrs Tracy Cunningham	Parking	3 years from 22.06.2015	£3,900 p.a.	Reversion 2018
Open Storage	Parsons Container	Land	10 years from 10.11.2016 Rent Review 2021 Tenant break clause in 5th year	£21,900 p.a.	Rent Review 2021
		Total	7,111 sq m (76,232 sq ft)	Total £204,402.76 p.a.	