

Newark

Units 5-12

Meden Road

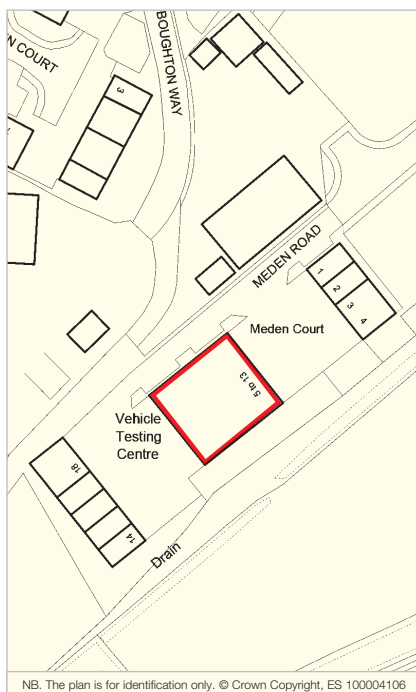
Boughton

Nottinghamshire

NG22 9ZD

- **Freehold Multi-Let Industrial Investment**
- Located on established industrial estate adjacent to A6075
- Comprises eight industrial units totalling 7,330 sq ft with car parking
- Fully let to two tenants
- Total Current Rents Reserved
£22,700 pa

On the Instructions of MDW
Hardy and M Swiers as Joint
Fixed Charge Receivers



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Newark-on-Trent is an attractive market town with a population in excess of 35,000, situated 17 miles north-east of Nottingham and 16 miles south-west of Lincoln. The town is located at the junction of the A1 and A46 dual carriageways giving good access in both north to south and east to west directions.

The property is situated in Boughton, approximately 12 miles north-west of Newark on the A6075, Cocking Hill. More specifically the property is within the established Boughton Industrial Estate (South). Cocking Hill (A6075) is easily accessible from Meden Road, via Maun Lane. Occupiers close by include a large clipper distribution centre, Morgam Sindall and a range of local occupiers.

Description

The property is arranged on ground floor only to provide eight industrial units, arranged as a single block in two terraces each of four units. A number of the units interconnect and each benefits from parking and loading areas.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
5, 6 & 7	M Dalby	Unit 5 Unit 6 & 7 Total (GIA)	5 years from 10.01.2011 FR & I	£9,000 p.a.	Reversion 2016
8, 9 & 10	We Only MOT 1 Limited (1)	Unit 8 & 9 Unit 10	Terms to be Confirmed (1)	£13,700 p.a.	
11 & 12		Unit 11 & 12 Total (GIA)			

(1) Now occupied by successor company We only MOT (Holdings) Ltd who have put forward a proposal to enter into a new agreement. Please refer to the legal pack for further information.

Total £22,700 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

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