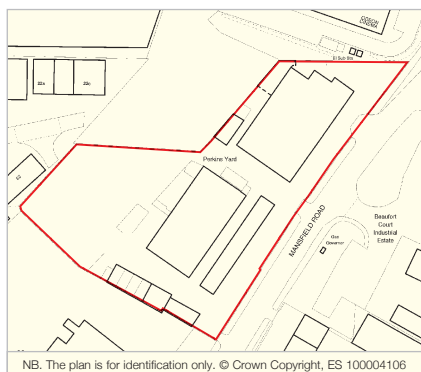


Derby **Perkins Yard Industrial** **Estate** **Mansfield Road** **Derbyshire** **DE21 4AW**

- **Freehold Industrial Investment**
- Roadside industrial estate of 27 units
- Comprises 36,210 sq ft on 2.51 acres
- 5,220 sq ft vacant
- Total Current Rents Reserved

£162,667.34 pa
(subject to completion
of the leases on units
7 and 28, 21, 26 & 30)

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Derby is an important commercial and industrial centre, located some 8 miles west of the M1 Motorway (junctions 24 & 25) and 11 miles north of East Midlands Airport. The area is set to benefit from the proposed Toton Sidings HS2 station in Long Eaton, which is some 8 miles east of Derby city centre.

The property is situated on the A698 Mansfield Road, some 3 miles north of the city centre in a prominent roadside position near the Odeon Cinema, Rollerworld and Vertu Honda dealership.

Description

The property comprises 34 units on a self-contained estate, formerly a Perkins engine works, some of which are combined. The estate benefits from direct main road access at either end of the site and comprises 1.01 hectares (2.51 acres) in total.

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.

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 Avi Barr, Lawrence Stephens. Tel: 0207 936 8888 e-mail: abarr@lawstep.co.uk



Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.
Unit 1 & 6 Perkins Yard	Racing Line Derby Limited	Unit 308.6 sq m (3,322 sq ft)	3 years from 07.09.2016 expiring 06.10.2019	£12,500 p.a.
Unit 2 & Compound B Perkins Yard	Deeray Contractors Ltd	Unit 55.7 sq m (600 sq ft)	3 years from 13.09.2016 expiring 12.09.2019	£5,600 p.a.
Unit 3 Perkins Yard	Tony Whyatt (t/a Arcadia Signs and Graphics)	Unit 111.5 sq m (1,200 sq ft)	3 years from 26.10.2016 expiring 25.10.2019	£6,500 p.a.
Unit 4, 17 & 20	Absolute Pattern and Toolmakers Limited	Unit 477.7 sq m (5,142 sq ft)	5 years from 13.09.2016 expiring 12.09.2021	£17,167 p.a.
Unit 5 Perkins Yard	Top Boss Performance Tuning Ltd	Unit 149.7 sq m (1,611 sq ft)	6 years from 28.03.2012 expiring 27.03.2018	£7,500 p.a.
Unit 7 & 28	Zestfit	Unit 189.5 sq m (2,040 sq ft)	New 5 year lease under negotiation	£12,363.34 p.a. (rising) (1)
Unit 8A & 29	Vacant	Unit 484.9 sq m (5,220 sq ft)		
Unit 8B Perkins Yard	Wendy Taylor	Unit 109.3 sq m (1,176 sq ft)	3 years from 10.10.2016 expiring 09.10.2019	£2,750 p.a.
Unit 9 Perkins Yard	Paul Stuart Taylor	Unit 55.7 sq m (600 sq ft)	3 years from 10.10.2016 expiring 09.10.2019	£4,000 p.a.
Unit 10 Perkins Yard	Dave Leach (t/a Paint by Dave)	Unit 91.2 sq m (982 sq ft)	4 years from 22.11.2016 expiring 21.11.2020	£5,200 p.a.
Unit 11 & 31 Perkins Yard	Smartpaye Ltd	Unit 101.7 sq m (1,095 sq ft)	3 years from 01.09.2016 expiring 31.08.2019	£3,250 p.a.
Unit 12 Perkins Yard	Top Boss Performance Tuning Ltd	Unit 115.9 sq m (1,248 sq ft)	1 year from 20.04.2017	£3,000 p.a.
Unit 14 Perkins Yard	Mark Cordwell	Unit 112.9 sq m (1,215 sq ft)	3 years from 13.05.2015 expiring 12.05.2018	£5,200 p.a.
Unit 15 Perkins Yard	Paul Fairbrass	Unit 55.9 sq m (602 sq ft)	3 years from 01.02.2013 expiring 31.01.2016	£3,750 p.a.
Unit 16 Perkins Yard	Wentwell Brewery Ltd	Unit 131.9 sq m (1,420 sq ft)	5 years from 13.08.2013 expiring 12.08.2018	£7,200 p.a.
Unit 18 Perkins Yard	Purely Floors and Blinds Limited	Unit 66.9 sq m (720 sq ft)	5 years from 15.07.2016 expiring 14.07.2021	£5,200 p.a.
Unit 19 Perkins Yard	Doran McGeever (t/a DJM Motors)	Unit 115.4 sq m (1,242 sq ft)	3 years from 03.09.2012 expiring 02.09.2015	£7,000 p.a.
Unit 21 Perkins Yard	Ms Kathryn Williams	Unit 133.8 sq m (1,440 sq ft)	New 5 year lease under negotiation	£5,200 p.a.
Unit 23 Perkins Yard	Bell Decorating Group Ltd	Unit 66.9 sq m (720 sq ft)	3 years from 02.09.2013 expiring 01.09.2016	£3,500 p.a.
Unit 24 Perkins Yard	Tarmac Sportz Ltd	Unit 148.6 sq m (1,600 sq ft)	4 years from 15.07.2016 expiring 14.07.2020	£8,000 p.a.
Unit 25 Perkins Yard	Racing Line Derby Limited	Unit 51.1 sq m (550 sq ft)	1 year from 07.09.2016 expiring 06.09.2017	£4,160 p.a.
Unit 26 Perkins Yard	Gemini Energy	Unit 131.9 sq m (1,420 sq ft)	New 3 year lease under negotiation	£7,000 p.a.
Unit 27 Perkins Yard	Paul Stuart Taylor	Unit 48.8 sq m (525 sq ft)	3 years from 10.10.2016 expiring 09.10.2019	£1,500 p.a.
Unit 30 Perkins Yard	Wordcraft	Unit 173.5 sq m (1,868 sq ft)	New 5 year lease under negotiation	£9,500 p.a.
Unit 32 Perkins Yard	ARC EV Engineering Ltd	Unit 31.8 sq m (342 sq ft)	2 years from 20.04.2015 expiring 19.04.2017	£2,000 p.a.
Unit 33 Perkins Yard	A S Allman Limited	Unit 131.9 sq m (1,420 sq ft)	1 year from 17.03.2017 expiring 16.03.2018	£5,300 p.a.
Unit 34 Perkins Yard	JDF Flooring Ltd	Unit 94.4 sq m (1,016 sq ft)	3 years from 01.02.2013 expiring 31.01.2016	£6,200 p.a.
Perkins Yard Mansfield Road	Bishops Landscaping	Yard Area	1 year from 01.01.2007 expiring 31.12.2007	£2,127 p.a.
		Total	3,747.1 sq m (40,336 sq ft)	Total £162,667.34 p.a.

NB. Areas provided by the Vendor. All lettings are subject to a service charge contribution in addition to the rent.
An up to date schedule of lettings will be available immediately prior to the auction, and will be incorporated into the contract.
(1) Year 1 and 2: £12,363.34, year 3: £13,960, year 4 and 5: £16,800.