

# Nottingham

## Units 1-9 Eldonwall Trading Estate

### Wigman Road

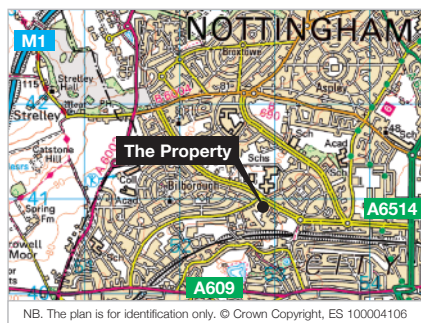
### Bilborough

### NG8 3JG

- **Leasehold Industrial Investment**
  - Comprising nine industrial units (one sold off on a long lease)
  - Total accommodation 5,134.50 sq m (55,267 sq ft)
  - Tenants include Bullen Healthcare Group Ltd
  - Within 4 miles of M1 Motorway (Junction 26)
  - Current Gross Rent Reserved
- £90,440 pa**  
**plus 4 units with vacant possession<sup>(4)(5)</sup>**

On behalf of a Major Fund

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Leasehold. Held on a lease from Nottingham City Council for a term of 125 years from 16th December 1985 (thus having some 92 years unexpired) at a peppercorn ground rent.

### Location

The city of Nottingham is the principal financial and commercial centre of the East Midlands, located some 25 miles north of Leicester and 16 miles east of Derby. The city benefits from excellent communications with Junctions 24, 25 and 26 of the M1 motorway located approximately 7 miles to the west and East Midlands Airport is situated approximately 12 miles south-west of the city centre. There are also frequent rail services to London, Birmingham, Leeds and Manchester. The property is located within an established commercial area 2 miles

to the west of Nottingham city centre, some 4 miles south-east of the M1 Motorway (Junction 26).

### Description

The property is arranged on ground and one upper floor to provide nine industrial units with ancillary office accommodation. NB. Unit 7 has been sold off on a long lease.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://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
Unit 1	Four Seasons Living Ltd	Ground Floor First Floor 1,018.6 sq m 191.4 sq m (10,964 sq ft) (2,060 sq ft)	5 years from 13.08.2018 Mutual break option on the 3rd anniversary FR & I	£30,000 p.a. (1)	Reversion 2023
Unit 2	Vacant	Ground Floor Mezzanine First Floor (Office) 659.6 sq m 45.7 sq m 104.6 sq m (7,100 sq ft) (492 sq ft) (1,126 sq ft)	—	(4)	—
Unit 3	A la Carte Business Services Limited	Ground Floor First Floor 353.6 sq m 77.8 sq m (3,806 sq ft) (837 sq ft)	10 years from 04.05.2016 Rent review every 5th year Mutual break option 03.05.2021 FR & I	£17,500 p.a.	Rent Review 2021
Unit 4	Bullen Healthcare Group Limited (2)	Ground Floor First Floor 363.7 sq m 86.2 sq m (3,915 sq ft) (928 sq ft)	10 years from 09.05.2008 Rent review every 5th year FR & I	£21,940 p.a.	Holding over
Unit 5	Vacant (3)	Ground Floor First Floor 335.4 sq m 78.0 sq m (3,610 sq ft) (839 sq ft)	—	—	—
Unit 6	Munatsi Logistics Limited	Ground Floor First Floor 362.2 sq m 87.3 sq m (3,899 sq ft) (940 sq ft)	10 years from 23.03.2018 Rent review every 5th year Break option 23.03.2023 FR & I	£21,000 p.a.	Rent Review 2023
Unit 7	CT Hunter	Ground Floor First Floor 363.7 sq m 85.7 sq m (3,915 sq ft) (922 sq ft)	A term of years expiring 13.12.2110	Peppercorn	Reversion 2110
Unit 8	Vacant	Ground Floor First Floor 366.0 sq m 85.7 sq m (3,940 sq ft) (922 sq ft)	—	—	—
Unit 9	Vacant	Ground Floor Mezzanine First Floor 367.3 sq m 15.4 sq m 86.6 sq m (3,954 sq ft) (166 sq ft) (932 sq ft)	—	(5)	—
		<b>Total</b>	<b>5,134.50 sq m (55,267 sq ft)</b>	<b>Total £90,440 p.a.</b>	

(1) The tenant benefits from a 6 month rent free period which the Vendor will top up from completion.

(2) For the year ended 31st March 2017, The Bullen Healthcare Group Limited reported a turnover of £31,169,146, a pre-tax profit of £539,617, shareholders' funds of £3,250,990 and a net worth of £1,982,696. (Source: Experian 18.09.2018.)

(3) The unit is under offer for a term of 3 years at £19,140 per annum subject to a mutual break at 18 months.

(4) Available to let at £35,000 p.a. [www.selloway.com](http://www.selloway.com)

(5) Available to let at £21,000 p.a. [www.selloway.com](http://www.selloway.com)

NB. Not internally inspected by Allsop. Floor areas sourced from VOA 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** Alexy Pemberton, Hamlins LLP. Tel: 0207 355 6008 e-mail: [alexypemberton@hamlins.com](mailto:alexypemberton@hamlins.com)





Units 6, 7, 8 & 9



Unit 1



Unit 2