

Industrial Unit For Sale

Former Hardy's Unit, Willowburn Industrial Estate, Alnwick, NE66 2PF

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Industrial unit for sale
- Total size of 6,628m² (71,343ft²)
- Situated within a popular business location
- Awaiting EPC Rating
- Next to Willowburn Retail Park
- Easily accessible by A1(M) and A1068

Guide price of £1,500,000

LOCATION

The subject property is located within Willowburn Trading Estate in Alnwick. Willowburn Trading Estate is a popular and established industrial location which is situated between the A1(M) and the A1068 and benefits from occupiers including Lloyd Ltd, Creative Art Supplies, Workwear 2 Go Rickerby's and The Bike Shop. A Travelodge hotel is due to be built to the rear of the estate.

The property is less than 1 mile from Alnwick town centre which is a popular market town in the north of Northumberland. Willowburn Trading Estate is close to local and national businesses and retailers including Sainsburys, Argos, Co-op Food and Petrol Station, Aldi and WCF Pet Equestrian. The property benefits from great prominence onto the A1068, the main road into the town. The property is accessed by the A1(M) which is less than 0.5 miles away and is the main road which links London with Edinburgh. The nearest train station is Alnmouth which is 4.5 miles away and is on the mainline route between Newcastle upon Tyne and Edinburgh.

DESCRIPTION

The subject property comprises a detached industrial unit. The unit is arranged over ground and first floors with a mezzanine level and provides a mixture of office, warehouse and storage facilities.

Externally there is a yard area.

ACCOMMODATION

Retail	513m ²	5,522ft ²
Manufacturing	1,897m ²	20,418ft ²
Manufacturing/Showroom	2,747m ²	29,564ft ²
Manufacturing/Offices	1,471m ²	15,839ft ²
Total	6,628m²	71,343ft²

The site totals 2.5 acres.

EPC RATING

Awaiting EPC Ratings.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Factory and Premises	£153,000	£76,347

We are advised that the rateable value of the premises as at 1 April 2017 is £153,000 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available for sale with a guide price of £1,500,000 (One Million Five Hundred Thousand Pounds).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Angus Todd at Bradley Hall.

Tel: 01665 605 605

Email: angus.todd@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops on A1068
1 mile from Alnwick Bus Station



4.5 miles from Alnmouth Train Station



0.5 miles from A1(M)
0.1 mile from A1068



33 miles from Newcastle International Airport

