

MULTI-LET INDUSTRIAL INVESTMENT FOR SALE

383B, 383J, 383K&L at Jedburgh Court, Team Valley, Gateshead, NE11 0BQ

- Available as a whole or individually
- Fully let industrial investments
- 3 light industrial units
- Prime industrial location
- Fully let investment producing £27,610.56 per annum
- NIY of 7.18%

Guide price of £370,000

BradleyHall



LOCATION

The property is located on Jedburgh Court within Team Valley Trading Estate which is the premier mixed use business location in the region, totalling around 280 hectares (700 acres) and is home to a wide variety of businesses and surrounding occupiers include Sainsbury's, Pooleys Puffers, Flow Subsea, Eureka Golf, Howdens and Magnet Kitchens.

The property is situated just 0.1 mile from Kingsway.

Road links to all parts of the region and beyond are excellent via the A184 and A1(M) which links to the A19 and A189. The estate is well served by regular bus services.

DESCRIPTION

The property comprises a terrace of three, light industrial units. They form part of a larger terrace which is under separate ownership. The units are of steel portal frame construction with part brick infill and profile steel cladding to the elevations and roof. Unit 383B and Unit 383J are single units, whereas Unit 383K/383L are two units which are interconnected.

Each unit benefits from roller shutter access and parking facilities.

ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

Unit	Size M ²	Size Ft ²
383B	71.49m ²	769.6 ft ²
383J	94.29m ²	1,015 ft ²
383K & 383L	142.97m ²	1539 ft ²
Total	308.75m²	3,324 ft²



Adjacent to A1

0.1 miles from Kingsway

0.3 miles from A1(M)



Car parking on site

Bus stop located 0.1 miles

3.6 miles from Dunston Train Station

TENANCY INFORMATION

The units are fully let to multiple tenants as per the table below.

The total passing rent is £27,610.56 per annum.

Unit	Tenant	Rent (per annum)	Lease Term	Lease Start Date	Lease End Date	Rent Review	Comments
383B	Private Individual	£7,500	3 years	01.03.2021	29.02.2024	3 rd year of the term	FRI Lease The Maintenance Rent = £40 per month
383J	Eves Emporium	£7,500	5 years	17.02.2020	16.02.2025	N/A	FRI Lease The Maintenance Rent = £40 per month
383K & 383L	ATS Electro-Lube (UK) Ltd	£12,610.56	5 years	01.03.2020	28.02.2025	N/A	FRI Lease Year 1 - £9,000 per annum Year 2 - £10,000 per annum Year 3 - £11,000 per annum Year 4 - £12,000 per annum Year 5 - £13,000 per annum The Maintenance Rent = £50.88 per month
Total		£27,610.56					

EPC RATINGS

383B – Awaiting rating

383J – Awaiting rating

383K & 383L - E107

TENURE

Unit No.	Lease Commencement	Term (Years)
383B	30 th June 1987	125
383J	30 th June 1987	125
383K & 383L	30 th June 1987	125



TERMS

The property is available by way of a leasehold interest and has a guide price of £370,000 (Three Hundred and Seventy Thousand Pounds). A sale at this price equates to a Net Initial Yield of 7.18%, assuming purchaser's costs at 3.96%.

Our client would sell the units individually and pricing is available on request.

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.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

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.



CONTACT US

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