

SALE & LEASEBACK INVESTMENT OPPORTUNITY

Patrick House, Gosforth Park Avenue, Newcastle Upon Tyne, NE12 8EG



FOR SALE

Bradley Hall

Investment Summary

- The property comprises a modern, high specification, two storey office.
- Well located in a popular business park, with generous demised car parking.
- Net internal area of 762 sqm (8,200 sq ft).
- The property is occupied by two established businesses, Homecare Plus Ltd and Hold Group Ltd.
- Credit Safe Score 77/A (HOMECARE PLUS LTS).
- Credit Safe Score 56/B (HOLD GROUP LIMITED).
- Freehold interest

PROPOSAL

Year 1: £140,000 per annum (£17.07 per sq ft) / Net Initial Yield 9.43%

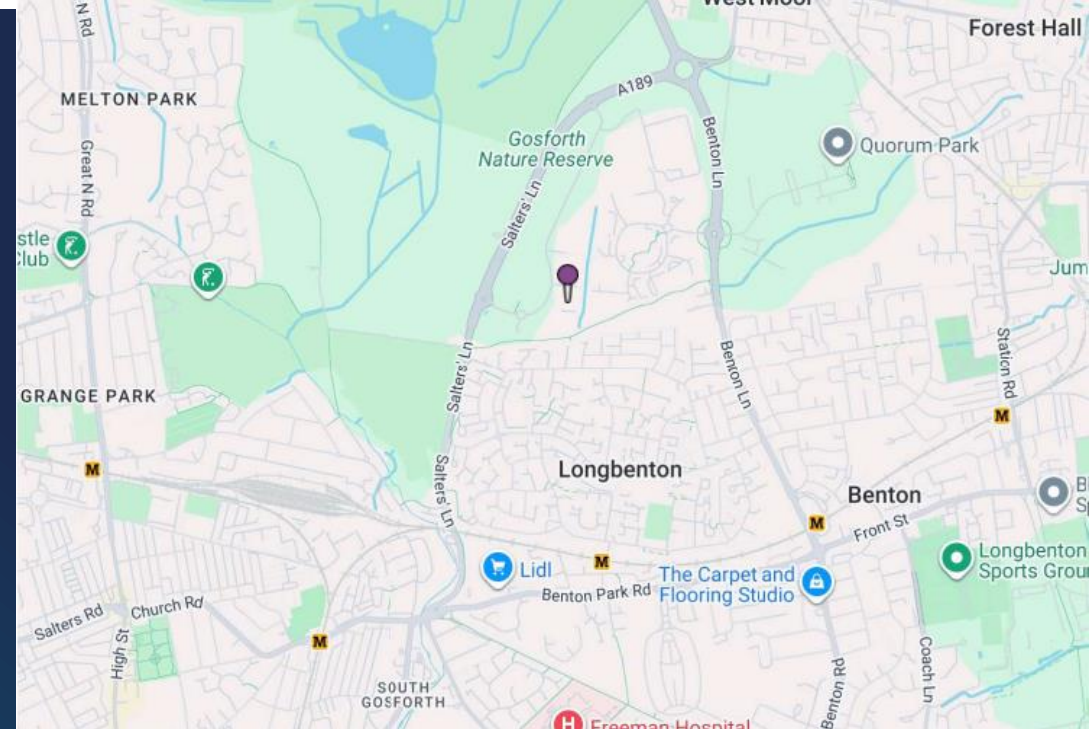
Year 3: £151,200 per annum (£18.43 per sq ft) / Net Initial Yield 10.18%

Year 6: £163,296 per annum (£19.91 per sq ft) / Net Initial Yield 11.00%

Year 9: £176,359 per annum (£21.50 per sq ft) / Net Initial Yield 11.88%

We are instructed to seek offers in excess of **£1,400,000 (One Million, Four Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 9.43%** assuming purchasers costs of 6.05%

Bradley Hall





For Viewings & Further Information

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VAT

All rents, premium and purchase prices quoted herein are exclusive of VAT.

Legal Costs

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

For all enquiries and viewing arrangements please contact

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Bradley Hall

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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.

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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for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.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. 07236458

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