

ON THE INSTRUCTIONS OF



For Sale

Highly Reversionary Multi-let Industrial Estate

Bassington Lane Industrial Estate, Bassington Lane,
Cramlington, Northumberland, NE23 8AD

Naylors 
Gavin Black
Commercial Property People

INVESTMENT HIGHLIGHTS

- Fully let Estate comprising 17 industrial units.
- Totalling 36,685 sq ft
- Total net rental income £123,717 pa
- Very low average passing rent.
- Most tenants holding over, providing asset management opportunities.
- Net initial yield 7.77%
- Low £40.89 psf capital value.

Location

Bassington Lane Industrial Estate is located to the west of Cramlington in a prominently industrial area.

The busy dualled A189 Spine Road is accessed via the nearby A192, as is the A1 linking Northumberland and the north with Newcastle and the south.

Description

The estate comprises three terraces of industrial units, all of steel construction with brick and profile cladding and roller shutter doors. Two of the terraces benefit from secured fenced forecourts.

Tenure

Freehold subject to the occupational tenancies which are drawn on effectively fully repairing and insuring terms via service charge and as detailed within the schedule.

Price

£1,500,000 plus VAT.

Data Room

Access to a comprehensive data room containing title, lease, service charge information is available to interested parties on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For further information please contact:

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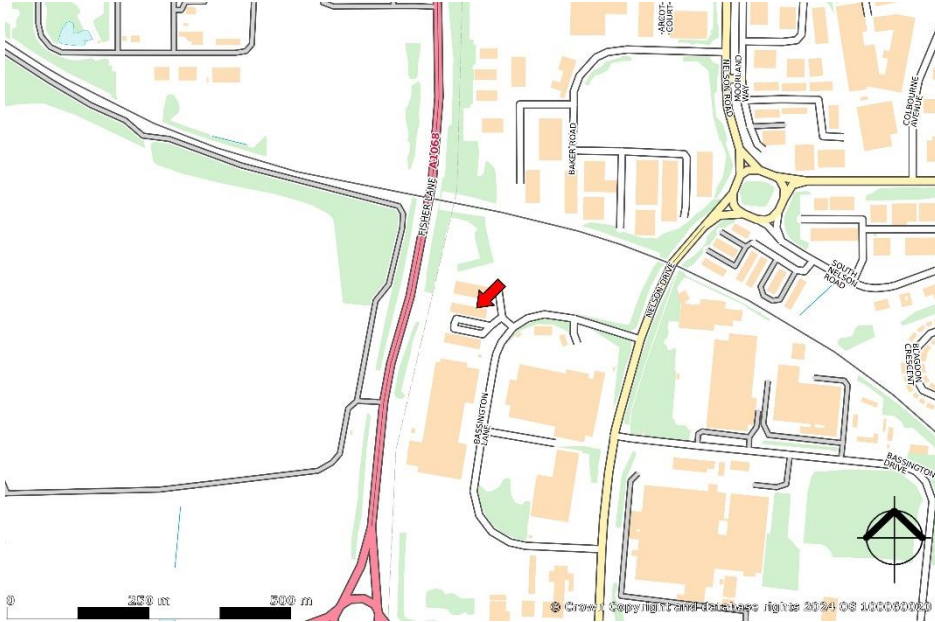
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Tenancy Schedule

Bassington Lane Industrial Estate, NE23 8AD

Unit	Tenant	Area (sq ft)	Rent (£psf)	Lease Start	Lease End	Rent (pa)	EPC	Deposit Held	Comments
Sub Station	North Eastern Electricity	-		01/05/1969 21 Years	30/04/1990	£1.00	N/A		Tenant holding over
1	Private individual t/a Tip Top Tyres	2,168	£4.15	31/03/2023 36 months	30/03/2026	£8,995	D	£2,250	
2	Private individual t/a Cramlington Car Care	2,152	£3.75	07/01/2022 5 years	06/01/2027	£8,070	E	£1,092	
3	Revival Company (UK) Ltd	2,152	£3.04	29/04/2016 3 years	28/04/2019	£6,550	D	£1,092	Tenant holding over
4	Private individual t/a Morpeth Welding	2,152	£3.53	11/04/2019 3 years	10/04/2022	£7,600	D	£1,266	Tenant holding over
5	NE Contracts Roofing & Maintenance Ltd	2,152	£4.00	17/01/2022 3 years	16/01/2025	£8,608	E	£1,433.33	Tenant holding over
6	Eco-Dry Ltd	2,091	£3.00	16/10/2015 5 years	15/10/2020	£6,275	E	£1,002,21	Tenant holding over
7	Jet Wash North East Ltd	2,091	£3.60	01/08/2023 5 years	31/07/2028	£7,530	D	£1,750	
8-10	Mattinsons Bedrooms Limited	6,325	£3.16	01/06/2013 7 years	31/05/2020	£20,000	E	No	Tenant holding over
11	Private individual t/a TW Autocare	1,671	£3.25	01/04/2020 3 years	31/03/2023	£5,430	D	£1,357.50	Tenant holding over
12	TW Autocare Ltd	3,269	£2.75	27/04/2022 2 years	27/04/2024	£8,995	E	No	Tenant holding over
13	J-Mec Engineering Ltd	1,846	£3.75	24/08/2022 3 years	23/08/2025	£6,930	E	£2887.50	
14	The GGU Group	1631	£3.00	12/03/2018 3 years	11/03/2021	£4,900	D	£816.67	Tenant holding over
15	DVS Autos Ltd (06348178)	1,884	£3.25	27/02/2018 3 years	26/02/2021	£6,123	D	£1,020.50	Tenant holding over
16	Clean Machine Hire Ltd	3,269	£3.65	01/05/2024 (3 Years)	30/04/2027	£11,930	D	£2,982.50	Tenant holding over
17	Mini Marquee Hire	1,835	£3.15	01/11/2020 3 years	31/10/2023	£5,780	D	No	Tenant holding over
Total		36,688				£123,717			



Title Plan to Add



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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. 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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