

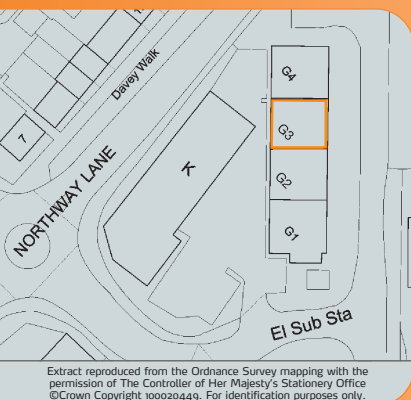
lot 41

Unit G3, Northway Trading Estate, Northway Tewkesbury, Gloucestershire GL20 8JH

Rent
£8,100
per annum
exclusive

Freehold Light Industrial Investment

- Entirely let to Lockwell Electrical Distributors Ltd
- Situated within the established Northway Trading Estate
- Tenant in occupation for at least 15 years
- Just off the A46 and within 1 kilometre of the M5 (Junction 9)
- Eight Week Completion



Location

Miles: 2.4 miles east of Tewkesbury town centre
10 miles north of Cheltenham
13.6 miles north of Gloucester
Roads: M5 (Junction 9), A46, A438
Rail: Ashchurch for Tewkesbury Rail
Air: Birmingham Airport

Situation

The property is situated on the eastern side of Northway Lane within the established Northway Trading Estate. Located just off the A46 and approximately 1 kilometre from the M5 Motorway (Junction 9). Northway Trading Estate houses a range of business sectors including engineering, manufacturing, garage services and gym facilities.

Description

The property comprises a ground floor light industrial unit of approximately 134.34 sq m (1,446 sq ft).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter	134.34 sq m (1,446 sq ft)	LOCKWELL ELECTRICAL DISTRIBUTORS LTD (1)	6 years 3 months from 24/06/2013 until 23/09/2019 on a full repairing and insuring lease	£8,100	24/06/2016
Totals		134.34 sq m (1,446 sq ft)			£8,100	

(1) For the year ending 31st January 2012, Lockwell Electrical Distributors Ltd reported a turnover of £21,202,061, pre-tax profits of £434,166 and a total net worth of £2,985,238. (Source: www.riskdisk.com 10/06/2013)

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