

Lot 4

£53,450 per annum
exclusive gross
£38,950 per annum net

Units 1-11 Leyland Close, Fison Way,
Thetford, Norfolk IP24 1XA

Multi-Let Industrial Estate Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1 & 2	Ground Floor	Industrial	217.40 sq m	(2,340 sq ft)	HAMMONDS FURNITURE LTD	3 years from 15/09/2016 (1)	£9,750	(22/02/2020) (1)
3	Ground Floor	Industrial	108.70 sq m	(1,170 sq ft)	CARBON ME LTD	3 years from 01/07/2014	£4,500	Holding Over
4	Ground Floor	Industrial	108.70 sq m	(1,170 sq ft)	EAST ANGLIA SWIFT TRANSPORT LTD	5 years from 06/09/2017 (2)	£5,200	(05/09/2022)
5	Ground Floor	Industrial	108.81 sq m	(1,171 sq ft)	INDIVIDUAL t/a DKM Services	3 years from 01/07/2013 (3)	£4,500	Holding Over
6	Ground Floor	Industrial	108.64 sq m	(1,169 sq ft)	INDIVIDUAL t/a Peels 4 U	5 years from 02/04/2015 (4)	£4,500	(24/03/2020)
7	Ground Floor	Industrial	108.70 sq m	(1,170 sq ft)	ONLINE LUBRICANTS LIMITED	5 years from 07/11/2016	£5,000	(06/11/2021)
8 & 9	Ground Floor	Industrial	216.92 sq m	(2,335 sq ft)	MANPOWER ELECTRICAL SERVICES LTD	6 years from 14/05/2018	£10,000	14/05/2021 (13/05/2024)
10 & 11	Ground Floor Mezzanine	Industrial Storage	218.23 sq m 47.97 sq m	(2,349 sq ft) (516 sq ft)	ABLE CRANES LTD	5 years from 25/03/2019	£10,000	(24/03/2024)
Totals			1,244.07 sq m (13,390 sq ft)				£53,450	

- (1) As to units 1 and 2, the lease provides for a rolling option to determine. The tenant has served notice to determine the lease on 22nd February 2020. Heads of Terms have been drafted for a new lease to an individual bespoke joinery company for a term of six years, with a tenant option to determine the lease at the end of the third year, at a proposed rent of £10,000 per annum exclusive.
- (2) As to unit 4, the tenant has not exercised their option to determine in June 2020.
- (3) As to unit 5, the lease provides for an annual option to determine.
- (4) As to unit 6, the tenant has served notice to determine the lease on 24th March 2020.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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Key Details

- Established Fison Way Industrial Estate within 1 mile of the A11
- 11 units totalling 1,244.07 sq m (13,390 sq ft)
- Site area of approximately 0.35 hectares (0.86 acres) and site coverage 36%
- Nearby occupiers include Hughes Service Centre, Boniface Engineering, TNT, CCF Insulation, Centurion Safety Products, Nissan, Kia, Ford and Volvo Truck & Bus

On Behalf of Receivers

Location

Miles: 13 miles north of Bury St Edmunds
32 miles north-east of Cambridge
30 miles south-east of Norwich

Roads: A1066, A134, A11

Rail: Thetford Railway Station

Air: Norwich International Airport

Situation

The property is located within the well established Fison Way Industrial Estate some 1.5 miles north of the town centre and within 1 mile of the A11 trunk road which leads to the M11 Motorway. Nearby occupiers include Hughes Service Centre, Boniface Engineering, TNT, CCF Insulation, Centurion Safety Products, Nissan, Kia, Ford and Volvo Truck & Bus.

Description

The property comprises a terrace of 11 ground floor industrial units. The units benefit from roller shutter doors and a front yard area providing parking and loading. In total, the units comprise 1,244.07 sq m (13,390 sq ft) and the approximate site area is 0.35 hectares (0.86 acres) and site coverage 36%. The approximate eaves height varies, with units 1, 2 and 3 at 3.5 metres and the rest of the units at 5.2 metres.

Tenure

Long Leasehold. Held from Individuals (who hold an intermediate co-terminous lease from the freeholder being the local authority) for a term of 99 years less 7 days from 1st April 1983 at a current ground rent reserved of £14,500 per annum exclusive. The rent is reviewed every 7 years with the next review in 2025.

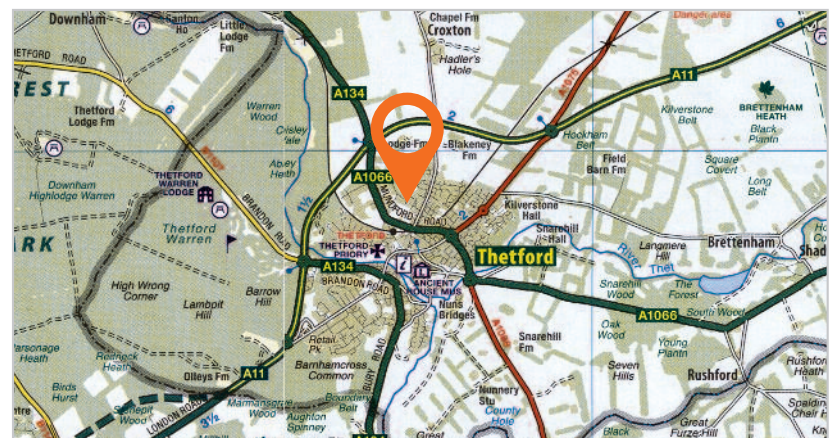
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer: Merrifields
Rowan Mason
+44 (0)1284 700700
rowan@merrifields.co.uk

Seller's Solicitors: Womble Bond Dickinson LLP
Jackie Gale
+44 (0)345 415 0000
jackie.gale@wbd-uk.com