

# Lot 41

Peppercorn

## 1-7 Boughton Workshops, Meden Road, Boughton Industrial Estate, Worksop, Nottinghamshire NG22 9ZD

Freehold Industrial Ground Rent



### Key Details

- Let to Hardwick Nominees Limited
- Sublet to various occupational tenants
- Seven industrial units on 0.68 acre site
- Strategically located industrial location adjacent to A6075
- VAT-free Ground Rent

### Location

**Miles:** 10 miles south-east of Worksop  
17 miles north-east of Nottingham  
**Roads:** A1, A614  
**Air:** Doncaster Sheffield Airport  
East Midlands Airport

### Situation

The property is located on the established Boughton Industrial Estate, which is strategically located with good access to the A1, A614 and A6075. Occupiers on the estate include a large clipper distribution centre, S & E Timber Supplies and a range of local occupiers.

### Description

The property comprises seven industrial units comprising two facing terraces of industrial units arranged around a courtyard. The site extends to about 0.28 hectares (0.68 acres).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

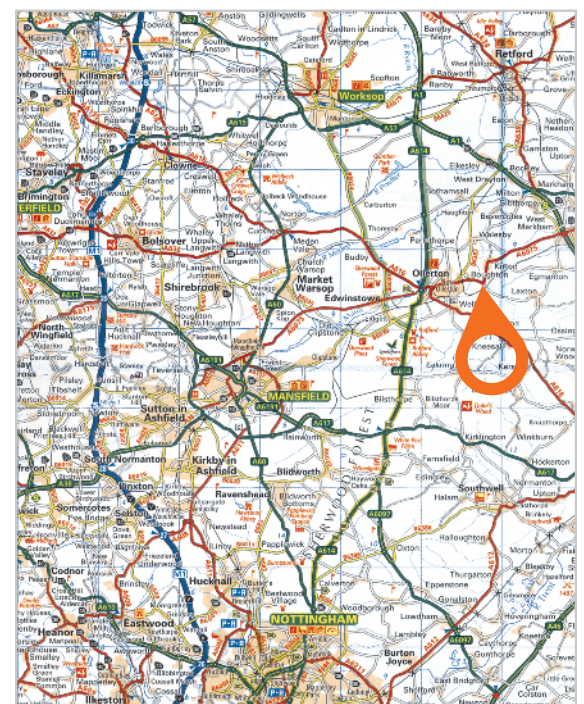
### Note

Please note the buyer will pay £500 plus VAT towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Tenancy and accommodation

Floor	Unit	Tenant	Term	Rent p.a.x.
Ground	1-7	HARDWICK NOMINEES LIMITED (1)	999 years from 24/06/2007 until 23/06/3006 on a full repairing and insuring lease	Peppercorn
<b>Total</b>				<b>Peppercorn</b>

(1) The entire property is sub-let to tenants including Mann Engineering and Fast-Clad UK.



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