MUSSON LIGGINS

NOTTINGHAM

UNITS 1-8 STAMFORD COURT

£900,000

2,003 sq m (21,551 sq ft)

FOR SALE

INCOME PRODUCING INVESTMENT

Units 1-8, Stamford Court,
Casterton Road, Nottingham,
NG5 5LZ

0115 941 5241

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MUSSONLIGGINS

GENERAL DESCRIPTION

The subject property comprises of an industrial investment of eight units situated with a frontage to Casterton Road

FEATURES

- SHARED ACCESS AND LOADING
- EXTENSIVE PARKING
- FULLY TENANTED AND INCOME PRODUCING

Units 1-8
Stamford Court
Casterton Road
Nottingham
NG5 5LZ

LOCATION

The subject property is situated with a frontage to Casterton Road in Bestwood on the outskirts of Nottingham.

The location is predominantly residential in nature and has links with the A611 (Hucknall Road). The A611 leads to the A6514, which forms part of Nottingham's outer ring road system.

DESCRIPTION

The property comprises of an industrial investment comprising of eight units of steel portal frame construction with cladding to the exterior and part brick and blockwork and partial cladding to the exterior and roof.

The premises are accessed directly off Casterton Road, which leads to terraces of industrial units with shared access and loading.

Units 1-8 Stamford Court	M^2	Ft^2
Unit 1	284	3,055
Unit 2	282	3,030
Unit 3	296	3,186
Unit 4	296	3,186
Unit 5	212	2,286
Unit 6	211	2,266
Unit 7	211	2,270
Unit 8	211	2,272
Total Accommodation	2,003	21,551

BUSINESS RATES

This is not the amount you will pay. Budget figures are available from the Agents.

UNIT	USE	RATEABLE VALUE
Unit 1	Workshop and Premises	£19,250
Unit 2	Workshop and Premises	£19,000
Unit 3	Workshop and Premises	£18,250
Unit 4	Workshop and Premises	£19,500
Unit 5	Workshop and Premises	£15,000
Unit 6	Workshop and Premises	£13,500
Unit 7	Workshop and Premises	£14,750
Unit 8	Workshop and Premises	£15,000

EXISTING TENANCIES

The property is currently producing a total annual income of £118,250 per annum, let to eight separate Tenants. Further information is available on the separate Tenancy Schedule available from the Agents.

UNIT	TERM	RENT
Unit 1	25/12/2024 - 24/12/2027	£18,500
Unit 2	16/12/2025 - 16/12/2028	£18,500
Unit 3	1/6/2022 - 31/5/2025	£16,000
Unit 4	1/1/2026 - 31/12/2031	£16,750
Unit 5	7/1/2026 - 6/1/2029	£12,000
Unit 6	29/9/2023 - 28/9/2026	£11,500
Unit 7	1/2/2025 - 31/1/2028	£11,500
Unit 8	25/12/2025 - 24/12/2030	£13,500
		£118,250

PLANNING

We understand that the properties have planning consent for its existing use. For further information on the planning, please contact Nottingham City Council.

LONG LEASEHOLD

The premises are held on the residue of a 99 year Lease from the 1st September 1984, currently paying a ground rent equivalent to 16.67% of the Gross Rent received.

PURCHASE PRICE

£900,000 (Nine Hundred Thousand Pounds) for the Long Leasehold Interest with the benefit of the current occupational tenancies.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

SERVICES

We understand that electricity and water are connected to the premises, however, we would recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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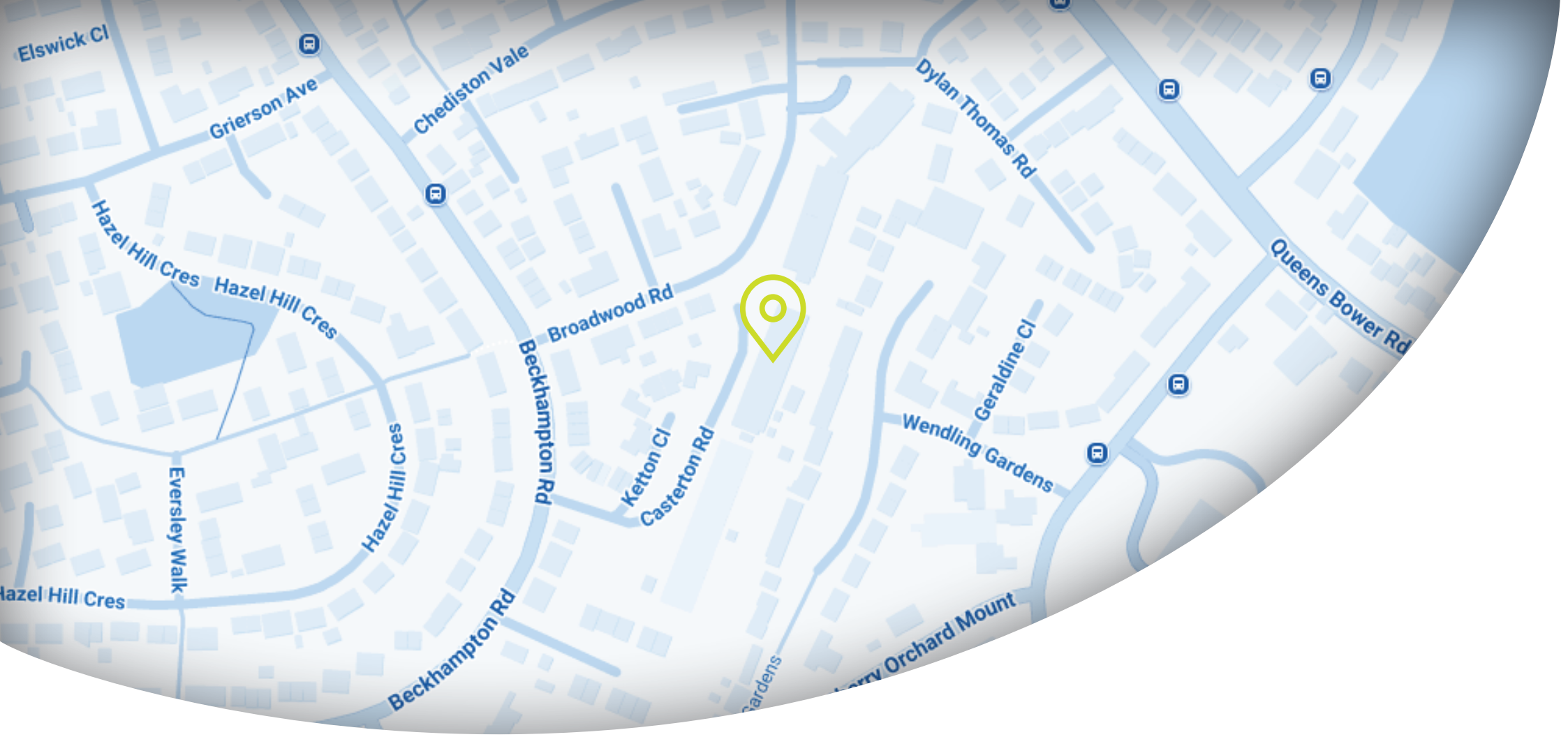

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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Beeston, Nottingham NG9 2PA

VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

MATTHEW WADE BSc HONS MRICS
DIRECTOR

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