



Investment Summary

31,390 Sq Ft (2,916.13 Sq M)

- 2 x Freehold Industrial Units totalling 31,390 sq ft
- Let to AAA Oriental Ltd. Passing rent of £140,200 pa (£4.47 psf)
- WAULT 3.9 years expiring in April 2030.
- Offers in excess of £1,600,000 reflecting a NIY of 9.00%, a RY of 9.68 and £51 psf cv.

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Location

Hoton Stores is located between Wymeswold and Hoton, close to the A46 and A60. Loughborough is located 3 miles south west with Nottingham 12 miles to the north.

The property is set back from the main road accessed via a private drive to the secure stores which is gated and fenced.

Description

Units A&B were comprehensively refurbished in 2021. Both units are of steel portal frame with profile metal sheet cladding incorporating translucent roof lights, extending to a total of 31,390 sq ft.

There are 4 loading doors to the gable end serviced from a large concrete yard, upon which there are offices and a welfare block of circa 611 sq ft.

Key features include the following:

- >Minimum eaves height of 8.39m
 - >Maximum storage height of 9.90m
 - >4 level access loading doors (height 6m)
 - >LED lighting
 - >Racked to provide 3,300 pallet positions
- The site extends to 1.27 acres

Terms

Both units are fully let to AAA Oriental Ltd on a single renewed lease from 1st May 2025 expiring on 30 April 2030, giving an unexpired lease term of 3.9 years.

The current passing rent is £140,200 per annum, £4.47 psf.

There is a fixed uplift on 1st May 2027 to £153,200 per annum reflecting (£4.98 psf). This rent will be topped up.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a transfer of going concern (TOGC)

EPC Rating

C61



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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