



INVESTMENT OPPORTUNITY

31,390 SQ FT INDUSTRIAL WAREHOUSE

9.0% NET INITIAL YIELD

OFFERS IN EXCESS OF £1,600,000



FULLY LET



£140,200
PASSING RENT



WAULT
3.9 YEARS



9%
NIY



FREEHOLD



TENANT

AAA Oriental Limited



LEASE EXPIRY

April 2030



REVERSIONARY YIELD

9.68%

INVESTMENT HIGHLIGHTS



£140,200
PASSING RENT P.A.



9.0%
NET INITIAL YIELD



31,390 sq ft
WAREHOUSE



AAA Oriental Ltd
TENANT



April 2030
LEASE EXPIRY



£51 psf
LOW CAPITAL VALUE

LOCATION

The property is situated between Wymeswold and Hoton, close to the A46 and A60.

The location provides excellent connectivity to Loughborough (3 miles South-West) and Nottingham (12 miles North).



A46
1.5 miles



A60
2.5 miles



M1 (J23)
9 miles



Loughborough
3 miles



Nottingham
12 miles



East Midlands
Airport
11 miles



THE PROPERTY

Detached steel portal frame warehouse with dedicated loading yard. The building provides open plan storage with ancillary office and welfare accommodation provided externally.

KEY SPECIFICATION

- Eaves height of 8.39m
- Apex clearance of 9.90m
- 4 level access loading doors (6m height)
- Concrete floor slab
- LED lighting
- Cycle storage
- Large secure concrete yard with ample parking

INVESTMENT SUMMARY

Price	Offers in Excess of £1,600,000
Net Initial Yield	9.0%
Reversionary Yield	9.68%
Passing Rent	£140,200 per annum
Rent Review	Fixed uplift from 1st May 2027 to £153,200 per annum
Tenant	AAA Oriental Limited
Lease Type	Full Repairing and Insuring
Lease Expiry	30th April 2030 (3.9 years unexpired)
Break Option	None
VAT	Elected for VAT
Tenure	Freehold
Capital Value	£51 psf



DATA ROOM

Full data room access can be granted to interested parties.



AML

Identification checks and confirmation of source of funding is required from any purchaser or lessee.

FOR FURTHER INFORMATION
PLEASE CONTACT THE SOLE AGENTS CPP:

Sean Bremner MRICS

M: 07541 505980

E: sean@cgp.uk

Robin Bullas

M: 07730 507967

E: robin@cgp.uk