



**Lambert
Smith
Hampton**

0115 950 1414

For Sale

Industrial & Logistics

Investment opportunity

Unit 12 Boardman Industrial Estate, Boardman Road, Swadlincote, Derbyshire, DE11 9DL



- 1,541 Sq Ft (143.15 Sq M)
- Let to South Derbyshire Council
- Passing rent of £5,945 per annum
- Rare investment opportunity

Lambert Smith Hampton

First Floor, City Gate East, Tollhouse Hill, Nottingham NG1 5FS T +44 (0)115 950 1414

Unit 12 Boardman Industrial Estate, Boardman Road, Swadlincote, Derbyshire, DE11 9DL

Location



The unit is located on Boardman Industrial Estate which is to the eastern side of Boardman Road, near the junction with Hearthcote Road, approximately 0.5 miles west of Swadlincote town centre.

Description

The property comprises of a corner industrial unit that forms part of a courtyard estate. The property is constructed of steel frame with full height brick/block elevations beneath a mono pitched roof with a corrugated asbestos sheet cover.

Internally the property provides an open plan workshop. The unit benefits from a concrete floor, fluorescent strip lighting, WCs facilities and a manual roller shutter door.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice 6th edition on a gross internal area basis

Floor	Sq Ft	Sq M
Ground	1,541	143.15

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have accessed the Valuation Office website and have determined that the property has the following rateable value assessment: £7,000

Terms

The property is available by way of Long Leasehold. The long leasehold term is 999 years from 1984 let at a peppercorn rent.

The quoting figure for the long leasehold interest is £100,000 which reflects a net initial yield of 5.83%

Tenure

There is an over riding head lease in place for the whole estate let to South Derbyshire District Council for a term of 40 years expiring 30th October 2024.

The lessee is entitled to receive 11.82% of the annual rent which equates to £5,945.48 per annum.

EPC

EPC report is available upon request

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ben Silcock

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**Lambert
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Hampton**

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