

Sutton-In-Ashfield - 121 Mansfield Road, Nottinghamshire NG17 4FL

Freehold Light Industrial Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Sutton-In-Ashfield - 121 Mansfield Road, Nottinghamshire NG17 4FL

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Investment Consideration:

- Purchase Price: £1,200,000
- Gross Initial Yield: 7.50%
- Rental Income: £90,000 p.a.
- VAT is applicable to this property.
- Let until July 2035. No breaks. Rent review in April 2030 and 2035 linked to RPI
- Comprises two-storey light industrial building t/a Bathroom & Kitchen Showroom
- Benefits from vehicular access at rear, as well as large customer car park at front suitable for 20 cars
- Situated on the main arterial route between Mansfield and Sutton-In-Ashfield, with occupiers nearby include Kwik Fit, Fitness, Beauty Salon, Takeaways and many more



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 121 (Ground & First Floor)	Ground Floor: 770 sq m (8,288 sq ft) Retail showroom, storage, staff room, wc, plant room Mezzanine Floor: 150 sq m (1,615 sq ft) Storage First Floor: 115 sq m (1,238 sq ft) Office rooms, storage	Direct Plumbing and Heating Supplies Limited (with guarantor)	From 21 April 2025 until 30 July 2035	£90,000	Note 1: FRI Note 2: Rent review on 21.04.30 and 21.04.35 linked to RPI Note 3: No breaks
Total				£90,000	

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Property Description:

Comprises two-storey light industrial building t/a Bathroom & Kitchen Showroom. Ground floor is arranged as multiple showroom sections with further storage and staff rooms, with additional mezzanine storage. First floor provides office rooms and storage. The property benefits from vehicular access at rear, as well as large customer car park at front suitable for 20 cars, providing the following accommodation and dimensions:

Ground Floor: 770 sq m (8,288 sq ft)

Retail showroom, storage, staff room, wc, plant room

Mezzanine Floor: 150 sq m (1,615 sq ft)

Storage

First Floor: 115 sq m (1,238 sq ft)

Office rooms, storage

Total GIA: 1,035 sq m (11,141 sq ft)

**Sizes sourced from VOA and not measured by Blue Alpine.*



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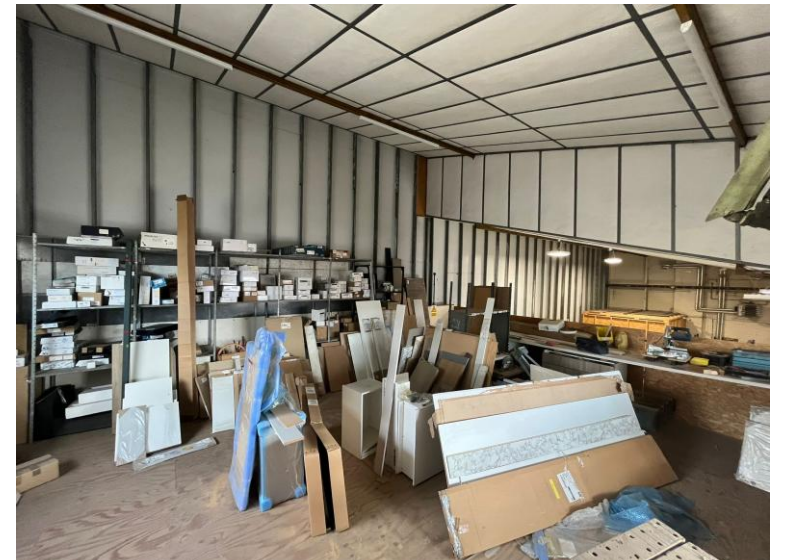
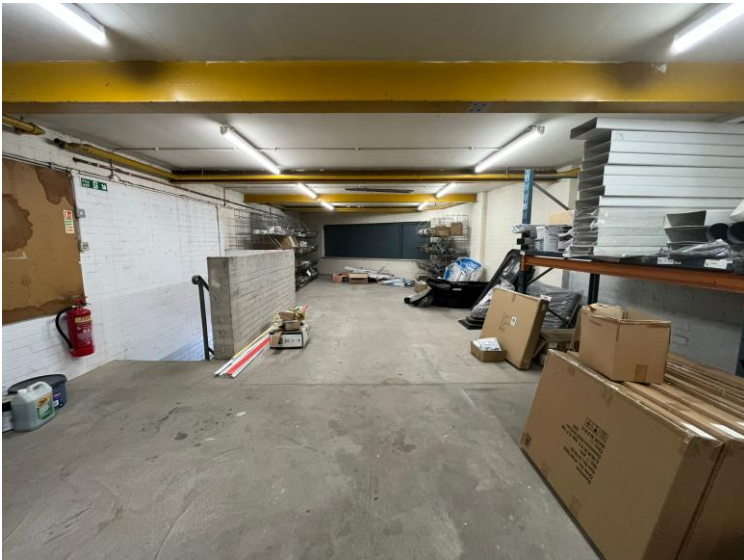
Tenancy:

The property is at present let to Direct Plumbing and Heating Supplies Limited (with guarantor) from 21st April 2025 until 30th July 2035 at a current rent of £90,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 21.04.30 and 21.04.35 linked to RPI. No breaks.



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Contacts:

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