

BAR_LANE

INDUSTRIAL ESTATE

NOTTINGHAM **NG6 0JA**

WELL ESTABLISHED SUBSTANTIAL
SUBURBAN MULTI LET INDUSTRIAL ESTATE

IMMEDIATE ASSET MANAGEMENT OPPORTUNITIES



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NOTTINGHAM CITY CENTRE →

RENAULT

PUREGYM

SAINSBURY'S

ALDI

NOTTINGHAM PDSA PET WELLBEING CENTRE

SELCO

FORD AND VAUXHALL

SCREWFIX

STONEACRE NOTTINGHAM

TESCO EXPRESS

T&S MOTORS

TOYOTA

MCDONALD'S

A6514

WESTERN BOULEVARD

BASFORD TRAM STOP

CHURCH STREET

LINDLEYS AUTOCENTRE

WHITEMOOR PARK

MILL STREET

ALPINE STREET

BASFORD ROAD

BASFORD ROAD

COWLEY STREET

PERCY STREET

WHITEMOOR ROAD

BAR_LANE

OLD BASFORD SCHOOL

TO A610 & M1 J26

INVESTMENT SUMMARY

- Very rare opportunity to acquire a substantial, locally dominant, **multi let industrial estate** with immediate asset management opportunities
- The estate is situated in the **well established Basford area of Nottingham** which is immediately to the north of the city centre and just 3 miles from Junction 26 of the M1 motorway via the Nuthall Road (A610)
- There are **37 lettable units** arranged in four distinct blocks within a total site of 7.23 acres (27% site coverage)
- The estate totals **107,251 sq ft (GIA) with units ranging from 737 sq ft to 24,814 sq ft** enabling the estate to meet a wide range of occupational requirements
- Average **unexpired lease term of 1.94 years** to expiries, providing an excellent opportunity to access reversion
- **Passing rent of £689,822 per annum** which reflects a low passing rent of £6.05 per sq ft (excluding the income from the industrial open storage areas)
- **Held Freehold**



PROPOSAL

We are instructed to seek offers in excess of **£6,000,000 (Six Million Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects an attractive **Net Initial Yield of 10.78%** assuming purchaser's costs of 6.62%.

This reflects a very low capital value of **£55.94 per sq ft.**

**WELL ESTABLISHED SUBSTANTIAL SUBURBAN
MULTI LET INDUSTRIAL ESTATE**

LOCATION & SITUATION

Nottingham is the principal commercial and administration hub for the East Midlands region. It is situated 20 miles north of Leicester, 16 miles east of Derby, 50 miles north east of Birmingham and 120 miles north of London.

Bar Lane Industrial Estate is situated in Basford which is three miles north west of Nottingham city centre. The industrial estate is accessed from Nuthall Road (A610) via Bar Lane and is 0.5 miles from the Western Boulevard (A6514) outer ring road.

The location is only three miles from J26 of the M1 motorway via Nuthall Road (A610) and the proximity to the outer ring road links the location to the south east of Nottingham towards Clifton Boulevard and to the north combining with Mansfield Road.

The immediate surrounding area is a mix of residential and commercial with nearby occupiers including Group 1 Toyota car showroom, Selco, Tesco Express and a Sainsbury's supermarket.

The Basford NET Tram Stop is 0.3 miles (7 minute walk) from the estate and this links the location to both Hucknall in the north and East Midlands Park via Nottingham Railway Station to the south.



LOCAL OCCUPIERS INCLUDE



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M1/J26
3 MILES



NET TRAM
7 MIN WALK



TO HUCKNALL
BY NET TRAM
13 MINS

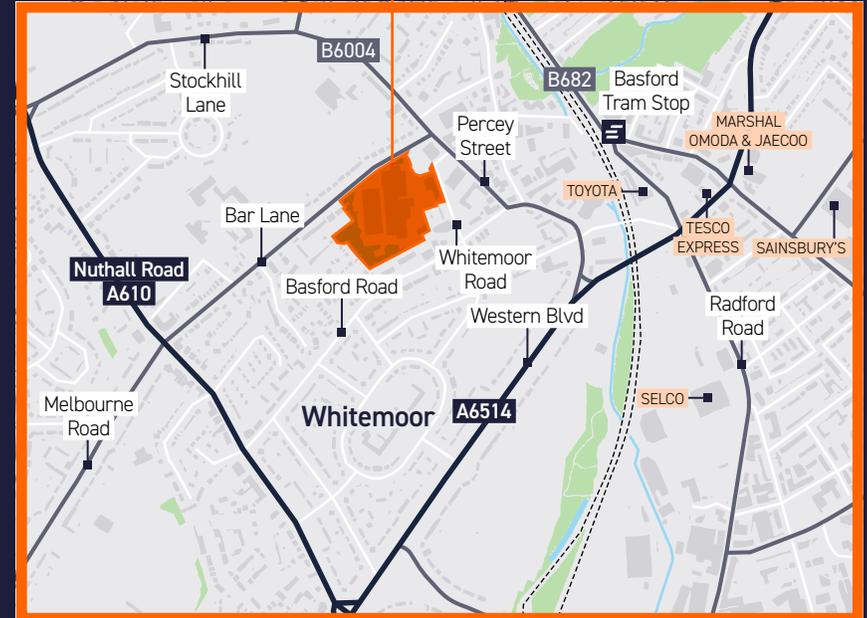


NOTTINGHAM
RAIL STATION
3.6 MILES



EAST MIDLANDS
AIRPPORT
16 MILES

BAR LANE INDUSTRIAL ESTATE



DESCRIPTION + ACCOMMODATION

DESCRIPTION

The subject site comprises a variety of buildings, of differing ages and construction type forming what is known as the Bar Lane Industrial Estate.

The site is fenced and gated having two access points off Bar Lane and Whitemoor Road. The surface covering around the site is a mixture of tarmac and concrete surfaced circulation, loading and parking areas.

We understand some of the buildings date back to the early 1900s and are of traditional brick construction with other buildings being built in the 1970s adopting a steel frame construction with clad elevations.

There are a mix of pitched, flat and north lit roof structures with various types of covering including corrugated asbestos.



ACCOMMODATION

Bar Lane Industrial Estate extends to around 7.23 acres (2.93 ha) with 107,251 sq ft of primarily industrial accommodation being arranged in four distinct parts. The units range from 737 sq ft through to 28,814 sq ft with an average unit size of 2,278 sq ft.

Externally, there are various industrial open storage plots and areas of commercial vehicle parking.



BAR LANE
INDUSTRIAL ESTATE

**UNITS FROM
737 TO
28,814 SQ FT**



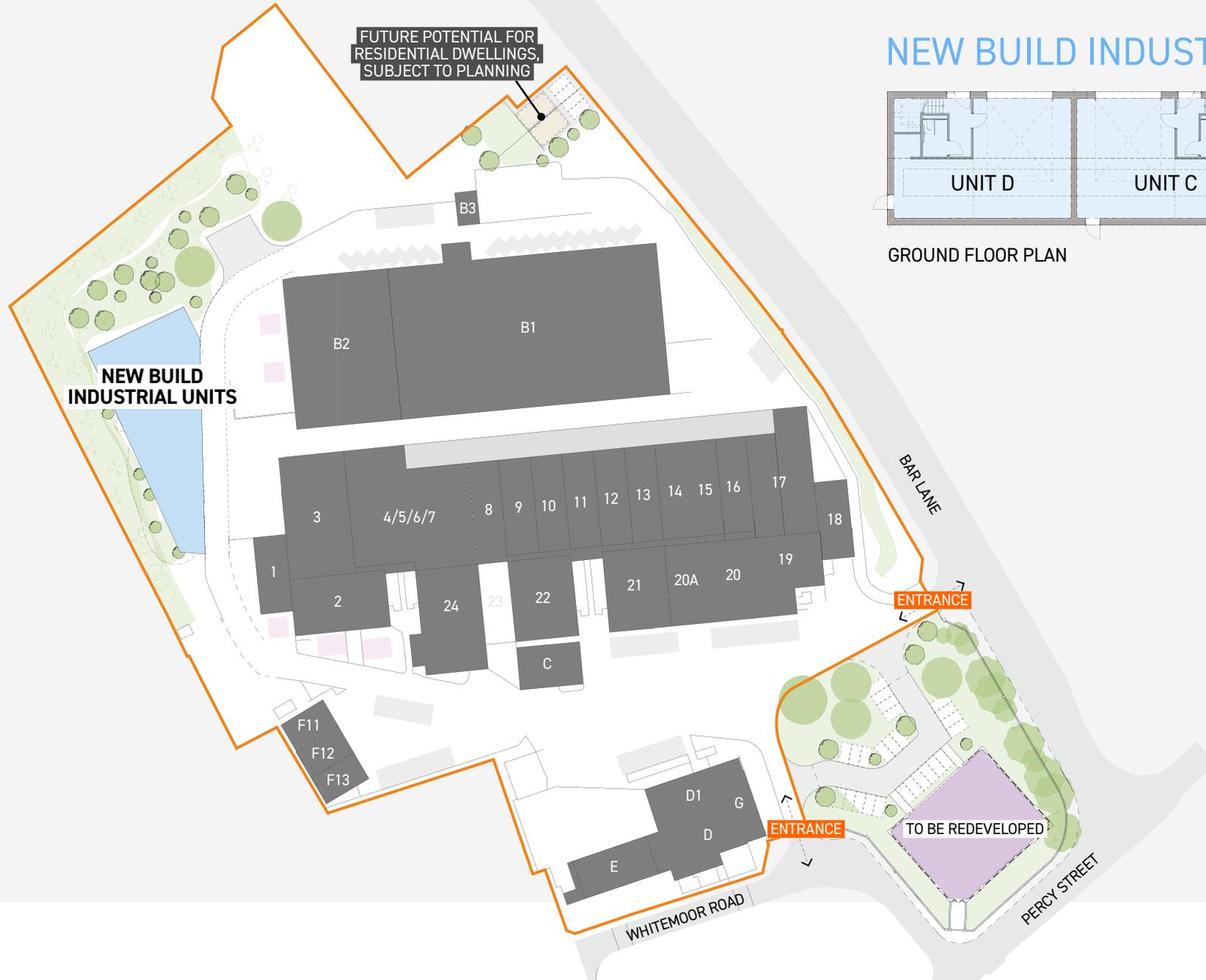
TENANCY SCHEDULE

The property is multi let to 37 tenants with a rent passing as of the date of the particulars of £689,822 per annum, reflecting an average rent of £6.05 per sq ft (excluding the industrial open storage areas).

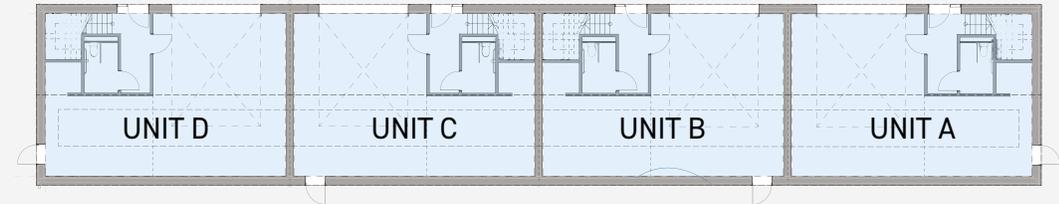
ACCOMMODATION	TENANT	SIZE (GIA) SQ FT	LEASE START	LEASE EXPIRY	NEXT RENT REVIEW	BREAK CLAUSE	UNEXPIRED TERM TO EXPIRY	UNEXPIRED TERM TO BREAK	RENT PASSING	RENT PER SQ FT	SERVICE CHARGE	1954 ACT	EPC	HEB/ FHP COMMENTS
UNIT 1	Midlands Mercedes Breakers Ltd and Individual	1,522	01/05/2023	30/05/2028			2.24		£16,800	£11.04	£1,200	OUTSIDE	C	
UNITS 2 and 3	K T Motor Group Ltd and Individual	7,082	01/05/2023	30/04/2028			2.15		£35,400	£5.00	£3,000		C	
UNIT B2 , UNIT 4-10	W. Ball & Son Limited	24,402	14/01/2022	13/01/2032	14/01/2027	14/07/2027	5.86	1.36	£135,000	£5.53	£24,401		C, D, C	
UNIT 11	W. Ball & Son Limited	1,856							£15,000	£8.08	£1,200	INSIDE	C	Currently on Licence with formal lease being prepared.
EXTERNAL STORAGE	GK Recycling Limited								£1,200				D	1 Skip - informal arrangement
UNIT 12	Two Individuals	1,856	01/02/2024	31/01/2029			2.91		£15,000	£8.08	£1,200		E	Individual as Guarantor
UNIT 13	Bespoke Unicorn Group Ltd	1,856	01/02/2022	31/01/2027			0.91		£15,000	£8.08	£1,200	OUTSIDE	C	
UNIT14	Prosperico Limited	1,856	01/07/2024	30/06/2029			3.32		£15,000	£8.08	£1,200	OUTSIDE	D	
UNIT 15	Nixon Industrial Limited	1,856	01/11/2024	31/10/2025					£15,000	£8.08	£1,200	OUTSIDE	E	Tenant Holding Over
UNIT 16	Individual name	1,856	01/02/2026	31/01/2031		01/02/2029	4.91	2.91	£15,600	£8.41	£1,800	OUTSIDE	D	
UNIT 17	Prosperico Limited	7,556	14/02/2026	13/02/2031		14/02/2029	4.95	2.95	£36,000	£4.76	£2,400	OUTSIDE	E	
UNIT18	MSB MOT AND REPAIRS LTD and Individual	1,555	01/03/2022	28/02/2027			0.98		£18,000	£11.58	£1,200	OUTSIDE	C	
UNIT 19	WILOKS AFRICAN VILLAGE LTD	3,721	01/06/2022	31/05/2027			1.24		£24,186	£6.50	£1,968	OUTSIDE	E	
UNIT 20	Individual Names	980	20/09/2021	19/09/2026			0.54		£7,800	£7.96	£516	OUTSIDE	E	
UNIT 20A	Firetape Adhesive UK Limited	440	01/06/2024	31/05/2029			3.24		£3,600	£8.18	£600	OUTSIDE	E	
UNIT 21	Individual name	1,536	08/07/2024	07/07/2029			3.34		£9,600	£6.25	£960			
UNIT 22	Individual Name	2,983	01/03/2022	28/02/2027			0.98		£21,600	£7.24	£1,680			
UNIT 23	Gavirol Ventures Limited	1,493	01/01/2022	31/12/2027			1.82		£9,000	£6.03	£960	OUTSIDE	D	
UNIT 24	Comet S&C Ltd and Individual	4,259	04/10/2021	03/10/2026			0.58		£30,000	£7.04	£2,244	OUTSIDE	C	
UNIT 25	Easy Mix Food Limited and Individual	749	01/01/2024	31/12/2028			2.82		£9,000	£12.02	£600	OUTSIDE	C	
UNIT B1	Pass Move Grin 24 CIC	24,814	02/02/2022	01/02/2029			2.91		£98,000	£3.95	£12,000	OUTSIDE	E	
UNIT B3	Able Property Services Group Ltd	404	01/05/2023	30/04/2028			2.15		£5,220		£600	INSIDE	C	
UNIT C	Nottingham Car Window Tinting Company Ltd	1,233	01/04/2022	31/03/2027			1.07		£10,200	£8.27	£960	OUTSIDE	E	
UNIT D	Individual name	6,024	01/10/2022	30/09/2027			1.57		£15,000	£2.49	£1,200	OUTSIDE	C	
UNIT D1	Unity Home Improvement Network Limited		01/01/2025	31/12/2030			4.82		£18,000		£1,920	OUTSIDE		
UNIT E	Individual name	1,768	01/12/2023	30/11/2028			2.74		£21,216	£12.00	£1,872			
UNIT F11	Individual name	737	01/01/2022	31/12/2027			1.82		£12,000	£16.28	£1,200	OUTSIDE		
UNIT F12	Piston Motors Ltd and Individuals	737	01/07/2021	30/06/2026			0.32		£14,400	£19.54	£1,200			
UNIT F13	Strictly Clutches Ltd	737	02/10/2024	01/10/2029			3.58		£9,000	£12.21	£1,200			
UNIT G + Yard Space	Group Two Ltd T/A Robowatch	1,383	01/10/2021	30/09/2026			0.57		£9,000	£6.51	£732	OUTSIDE		
Yard 1	A1 Breakdown and Individual		01/07/2021	30/06/2026			0.32		£6,000		£600	OUTSIDE		
Yard 2	Forest Motors Ltd and Individual		01/11/2021	31/10/2026			0.65		£10,200		£600	OUTSIDE		External storage
Yard 3	A1 Breakdown and Individual		01/07/2021	30/06/2026			0.32		£4,200			OUTSIDE		External storage
Yard 4	ICARS		01/08/2022	30/06/2027			1.32		£6,000					External storage
Front yard Buses parking	Gafs Exec Travel Limited								£3,600					External storage
TOTAL		107,251					2.16		£689,822		£73,613			

The floor areas have been provided to the selling Agents and no reliance is to be provided.

SITE LAYOUT + ASSET MANAGEMENT



NEW BUILD INDUSTRIAL UNITS



GROUND FLOOR PLAN

UNIT	LEVEL	SQ.M	SQ.FT
UNIT A	L0	77.4	832.8
	L1	39.8	428.2
TOTAL		117.2	1,261.0
UNIT B	L0	77.4	832.8
	L1	39.8	428.2
TOTAL		117.2	1,261.0
UNIT C	L0	77.4	832.8
	L1	39.8	428.2
TOTAL		117.2	1,261.0
UNIT D	L0	77.4	832.8
	L1	39.8	428.2
TOTAL		117.2	1,261.0
TOTAL GIA		468.8	5,044.0



BAR LANE

INDUSTRIAL ESTATE

FURTHER INFORMATION

For further information or to arrange an internal inspection, please contact:

heb
Chartered Surveyors

WILL TORR

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TENURE

Freehold under title number NT151727.

SERVICE CHARGE

A Service Charge is levied in addition to the rent. It is currently administered by the Vendors and full details are available upon request.

VAT

We understand the property is elected for VAT, as such, it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

ANTI MONEY LAUNDERING REGULATIONS (AML)

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase following agreement of the Heads of Terms.

DATA ROOM

Access to the data room will be provided upon request.

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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. March 2026.