COMMERCIAL AGENCY

TELSAR

FOR SALE

RARE INVESTMENT OPPORTUNITY - MODERN BUSINESS UNIT

Unit 15 Belvue Business Centre

Belvue Road, Northolt, UB5 5QQ

3,300 SQ FT (306.58 SQ M)

- Income producing investment of £42,000 pa rising to £45,000 pa
- Roller shutter door
- 3 Phase power
- First floor storage / office accommodation
- Close proximity to A40
- Allocated car parking
- Loading bay
- 2x WC's
- Walking distance to Northolt Underground Station (Central Line)

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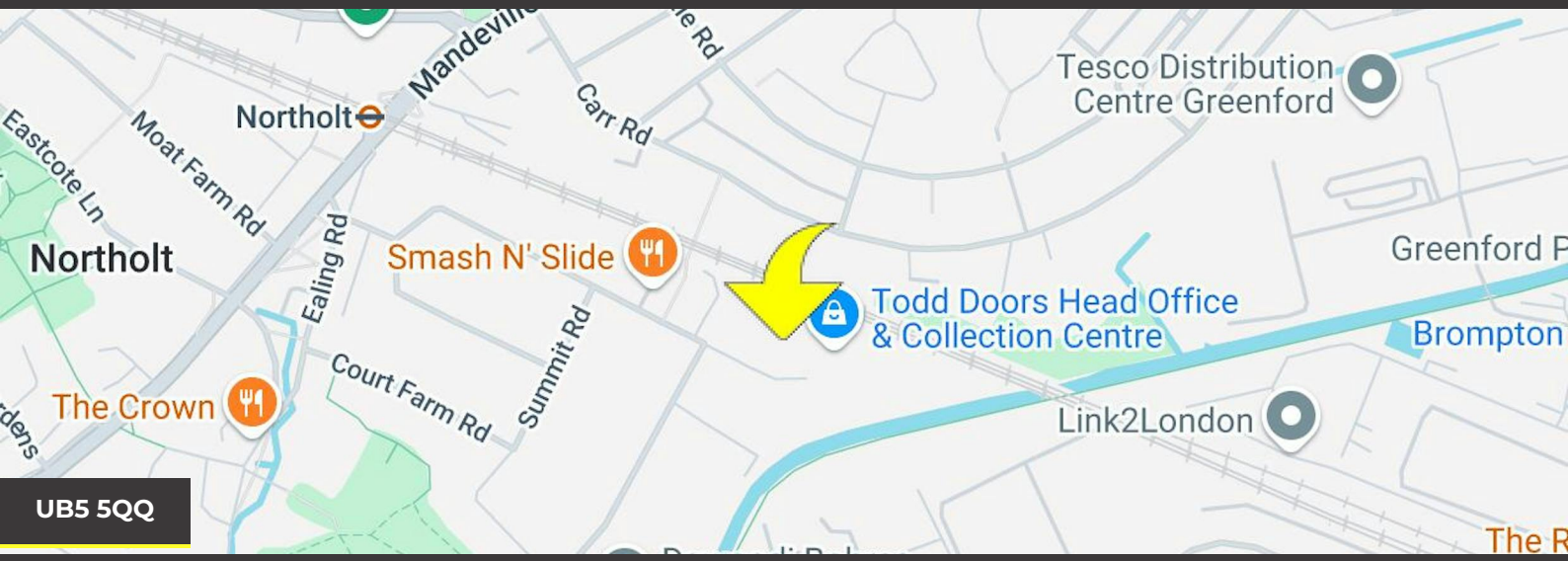
Location

The property is located within Belvue Business Centre situated on the Belvue Road which is connected to the Mandeville Road A312 which has direct links onto the A40 leading into Central London and Uxbridge and also in close proximity is the M25 motorway network. Belvue Business Centre is also in close proximity to Northolt Underground station which is on the Central Line, leading into Central London and the wider underground network.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	1,650	153.29
First Floor	1,650	153.29
TOTAL	**3,300**	**306.58**

All measurements are based on an approximate gross internal area.

Summary

Available Size	3,300 sq ft
Tenure	Freehold
Price	£950,000
Business Rates	Interested parties are advised to contact the Ealing local rating authority to obtain this figure
Service Charge	Approx. £2,239 per annum plus VAT
Legal Fees	Each party to bear their own costs
VAT	VAT is payable if applicable.
EPC Rating	Upon enquiry

Description
A business unit comprising of part warehouse and part office accommodation, constructed of steel portal frame, the building has been coated with profile metal cladding under a pitched roof. The open plan ground floor warehouse can be accessed via a shutter door, with ancillary storage / office accommodation located to the first floor. To the exterior, the building has dedicated parking and loading areas.

Tenure
Freehold subject to a lease to Century Ceramics PVT Ltd (Company Reg No: 15342432).

Tenancy
The sale will be subject to a lease granted to Century Ceramics PVT Ltd (Company Reg No: 15342432) for a term of 5 years from 12th April 2024 expiring 11th April 2029 at a passing rent of £42,000 per annum (£12.72 per sq ft) in Years 1 and 2, rising to £45,000 per annum (£13.63 psf) for the remaining years. The lease has been contracted outside the provisions of the 1954 Landlord & Tenant Act (Part II as amended) and is a Full Repairing and Insuring Lease.

The Landlord holds a three month rent deposit and a personal lease guarantor. The tenant is currently in arrears.

Covenant Profile
Century Ceramics PVT Ltd (Company Reg No: 15342432) are a wholesaler of tiles and were incorporated on 11th December 2023.

Proposal
We are instructed to seek offers in the region of £950,000 (Nine Hundred & Fifty Thousand Pounds), subject to contract and exclusive of VAT. Based on the headline rent, this reflects a net initial yield of 4.42% after allowing for purchaser's costs of 5.74%.

VAT
The property has been elected for VAT purposes and it is anticipated that the sale will be treated as a transfer of a going concern (TOGC), subject to applicable tax rules.

Viewings
All viewings are to be accompanied by Telsar.

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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Misrepresentation
Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.