

FOR SALE TRADE COUNTER INVESTMENT



UNITS 1-5, WEST COATHAM LANE, DORMANSTOWN INDUSTRIAL ESTATE, REDCAR, TS10 5QD

OFFERS IN THE REGION OF £2,100,000

- \ Rare opportunity having recently being refurbished & relet on new leases
- \ Excellent tenant profile on a generous sized site 2.52 acres
- \ Currently producing £177,000 pax

AVAILABLE SPACE
4,925.63m² (53,019 sq ft)



LOCATION

The property is situated in Redcar within Dormanstown industrial estate, to the north side of West Coatham Lane.

Redcar is approximately 8 miles east of Middlesbrough, 20 miles south of Hartlepool and 6 miles north of Guisborough.

DESCRIPTION

The property comprises a steel portal frame construction with metal profile sheet cladding to its elevations and roof.

Internally each unit has a suspended ceiling, high intensity bulb lighting and concrete floors with access via a roller shutter and steel personnel door to the front elevation. Units 1-4 benefit from the following:

- Floor to apex and eaves heights of 5.67m and 3.19m
- Three phase power
- Male and female toilet facilities

TENANT	SQ FT	RENT P.A	TERMS
Screwfix	7,685	£25,000	10 years 5 year break 01.09.2017
Storage Shack Ltd	10,549	£40,000	5 years
White Paints Company Ltd	10,594	£42,000	15 years 5 year break 13.08.2017
World of Play Ltd	10,592	£35,000	10 years 5 year break 11.08.2017
Redcar Gymnastics & Sports Club	13,644	£35,000	25 years 01.02.2017
	53,019	£177,000	

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Passing rents ranging from £2.57 per sq ft (Redcar Gymnastics) to £3.98 per sq ft (White Paints Company Ltd)

Covenant checks available upon request (Credit Safe Reports).

Offers in the region of £2,100,000 exclusive of VAT. A purchase at this level provides a net initial yield of 8%, assuming purchasers costs.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
File Ref /
Tel / 0113 241 0940
Email / steven.jones@eddisons.com

JUNE 2018
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
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