

FAIRWAY COURT, WIGWAM LANE

Hucknall, Nottingham NG15 7TA



Key Highlights

- Let to the Nottinghamshire County Council for a term expiring 14 June 2093 at a current rental of £4,491 per annum
- Development potential STPP
- Existing modern warehouse/industrial units

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Location

The property occupies a prominent position fronting Wigwam Lane to the south, east of Hucknall town centre and within close proximity of Hucknall Railway Station. Neighbouring occupiers include Leen Valley Golf Club, Central Waste UK Limited, Oak Field Limited, Bonsers and CMS to name but a few.

Description

The site extends to approximately 3.941 acres (1.595 ha) part of which has been developed to the front providing two semi-detached warehouse units currently occupied by Floor Heating Systems and NG15 Prestige Car Centre, benefitting from direct gated access off Wigwam Lane onto a large surface loading/parking area.

They are of a modern steel portal frame construction pitched in a single bay incorporating insulated block work infill walls with part decorative brick and part profile steel cladding to the elevations and roofs with scattered roof lights. The units incorporate offices together with staff welfare facilities and reception areas. Each unit benefits from a sectional steel roller shutter door.

In addition, included in the sale is a nearby subsoil interest on an estate road and small strip of landlocked land to the east.

Tenure

Freehold subject to the occupational lease and subleases.

Lease

The property is let to the Nottinghamshire County Council for a term of 99 years commencing on the 15th June 1994 on a full repairing and insuring basis at a rental equivalent to 9% (fixed proportion) of the net rental income.

Copy lease available on request.

Price

Offers in excess of £90,000 plus VAT.

Legal Costs

Each party to bear their own legal costs in connection with the transaction.

Viewing & Further Information

By appointment only with the Sole Agents, Savills.

Contact

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