

FOR SALE

11 Coopies Way, Coopies Lane
Industrial Estate, Morpeth,
Northumberland, NE61 6JT



Office / Workshop Premises 356m² (3,819 sq ft)

- Prominent office / workshop building
- Popular and well established industrial estate close to Morpeth Town Centre
- Currently fully tenanted and producing £18,400 per annum
- Vacant possession of the whole can be obtained if necessary
- Attractive two storey offices with workshop space and a lockup garage to the rear
- Secure site with enclosed yard/compound space
- Freehold
- Offers sought in the region of £290,000, subject to contract

SITUATION

The Coopies Lane Industrial Estate lies to the south east of Morpeth Town Centre close to Morpeth railway station.

The building itself fronts onto Coopies Way, the principal roadway through the estate and is in an area of mixed commercial uses including trade counters, car showrooms and workshop uses.

Please refer to the attached plans and map for further detailed information.

DESCRIPTION

The property comprises a mixed office and industrial building which although originally constructed for a single occupier has more recently been sub divided to provide two units in the main building and three separate lockup workshop/garages to the rear.

To the front of the property there is a two storey brick built office with a pitched artificial slate covered roof. The office has an attractive façade with double glazed powder coated windows and internally it provides a general office, kitchen and single WC to the ground floor area along with a separate stores area which is accessed via an electrically operated roller shutter loading door.

At first floor level there are three private offices.

To the rear of the office block is a rectangular shaped workshop which is of brick construction with a timber trussed roof supporting corrugated asbestos cement sheeting. The workshop is split long ways to provide two segregated areas part of which is occupied by Morpeth Welding and their area contains a small office and a single WC in addition to which they have a roller shutter loading door to the side yard area.

To the rear of this workshop are three lockup garage units also of brick construction with flat mineral felt roofs and roller shutter loading door access.

For further details please contact:



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July 2017 – subject to contract

Externally there is a small yard area to the south side of the property which is partly surfaced and enclosed by security fencing with an access gate. There is also a small forecourt to the front of the premises providing a limited amount of car parking.

SERVICES

The property benefits from all mains services including a three phase electricity supply. The only fixed form of heating to the premises is to the office block which is provided by way of a gas fired combi boiler serving panelled radiators.

ACCOMMODATION

The property provides the following gross internal areas:-

Description	m ²	sq ft
Ground Floor Office/WC	23.80	256
First Floor Offices	37.10	400
Stores	89.57	964
Sub Total	150.47	1,620
Morpeth Welding:	105.90	1,140
Rear Lockup 1	18.60	200
Rear Lockup 2	23.30	251
Rear Lockup 3	56.50	608
Total	354.80	3,819
Site Area:	690.00	0.17 acres

RATING

The property is currently separately assessed as follows:

Sincera Premises – RV £9,500

Morpeth Welding – RV £6,000

Lockup 1 – RV £1,275

Lockup 2 – RV £1,625

Lockup 3 – RV £3,050

TENANCIES

The site is fully let as follows:

Tenant	Term	Rent
Sincera Limited	3 years from 01.06.15	£8,700 pa
Morpeth Welding	3 years from 01.11.15	£6,000 pa
Steve Dunn (Lockup 1)	Holding over	£1,080 pa
GSH Auto (Lockup 2)	Holding over	£1,200 pa
Sweeps & Stoves (Lockup 3)	Holding over	£1,420 pa
Total		£18,400 pa

Both the leases to Sincera Ltd and Morpeth Welding are excluded from the Landlord & Tenant provisions in relation to security of tenure and therefore vacant possession can be obtained on expiry of the leases.

We have not had sight of the informal tenancy agreements relating to the rear lockups but our clients have spoken to the tenants and they are happy to give up possession if the purchaser requires on reasonable notice.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of XXX.

TENURE

Freehold

PRICE

Offers are sought in the region of £290,000, subject to contract for the benefit of our clients freehold interest subject to the current tenancies.

VAT

All rents and service charges are subject to VAT.

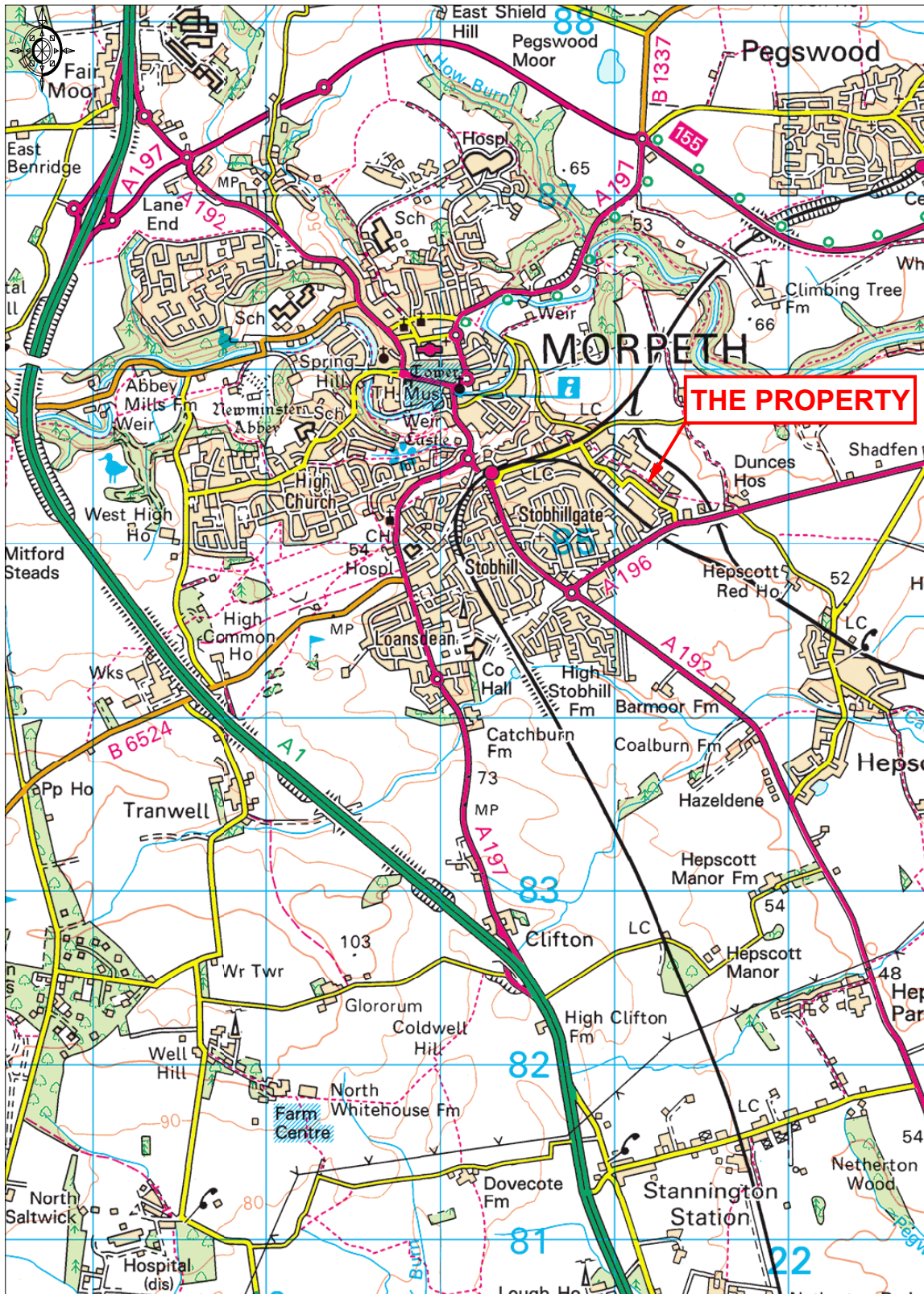
VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Particulars & images - April 2018



11 Coopies Lane
Coopies Lane Industrial Estate
Morpeth



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11 Coopies Lane Ind Est, Morpeth - map

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11 Coopies Lane Ind Est, Morpeth - plan

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