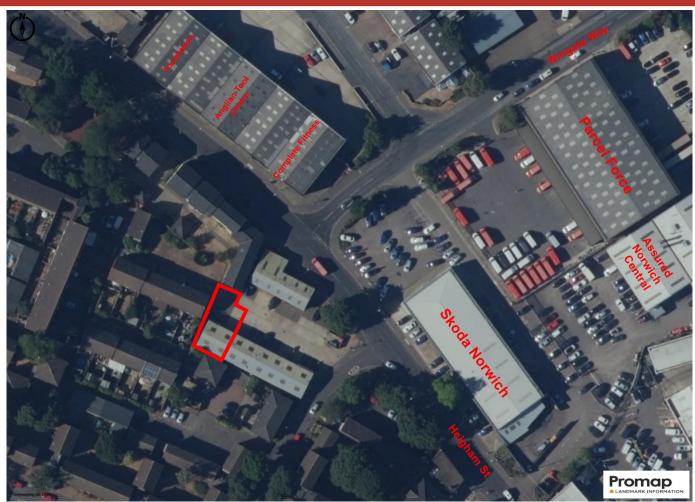
# Arnolds | Keys

Trusted Property Experts



## Arnolds | Keys

Trusted Property Expert



Industrial Investment 90.67 m<sup>2</sup> (976 sqft) Industrial Investment

For Sale

CLOSE TO CITY CENTRE
PART OF THE CITY
TRADING ESTATE

TOTAL INCOME OF £6,500 PA

GOOD ACCESS TO INNER RING ROAD

LONG LEASEHOLD

### 6 Derby Street, Off Heigham Street, Norwich, NR2 4PU

A great opportunity to aquire an industrial investmenmt to a long standing tenant. The unit is in a good location for trade counter uses. The investment income is £6,500pa with scope to increase on renewal to £8,100pa in 2027.

Heigham Street forms part of the City Trading Estate and is a popular industrial location, particularly for trade counter operators due to its access to the city centre and the wider road network via the inner ring road. It is an area popular with car showrooms and other trade counter units including Halfords, Robinsons, Skoda, Mercedes, Holden Volvo, VW, Buildbase, and Go Outdoors.



### 6 Derby Street, Off Heigham Street, Norwich, NR2 4PU

#### **Description**

The subject property comprises an end terrace industrial unit of steel portal frame construction with concrete floor and clad with UPVC coated profile sheet steel. The property has a loading door in addition to designated parking.

#### **Accommodation**

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	M²	Sq Ft
Unit 6	90.67	976

#### Tenure

Unit 6 has been sublet on a standard Law Society form of lease expiring March 2027 at a rent of £6,500 per annum.

Tenant: T.Baker
EPC: TBC
RV 2324: £6,100
Rates Payable £3,043.90

NB. Rates Payable by the tenant

Under the terms of these lease, the landlord is responsible for external repairs and maintenance.

#### **Terms**

The Long Leasehold interest in the property is available for £100,000 exclusive.

#### **Legal Costs**

Each party to bear their own costs and share the freeholders cost.

#### VAT

Our client reserves the right to charge VAT in line with current legislation.

#### Viewing and further information

Strictly by appointment with the sole agents:

#### Arnolds Keys 01603 216825

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827 Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr//27718

### Arnolds | Keys

Trusted Property Experts



