

Share Sale: Mixed Use Investment For Sale

Hansel Designs Ltd
*5-7 Bondgate Within,
Alnwick, NE66 1SX*

Bradley Hall

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28 Bondgate Without, Alnwick, NE66 1PH



Key Info



The company (Hansel Designs Ltd), whose sole asset is the freehold property, is available for £300,000



Ground floor retail unit & self contained 2 bed first floor flat



Alnwick town centre



160 sqm / 1,723 sq ft



Fully let & income producing

Passing rent of £22,900 per annum



Freehold mixed-use investment

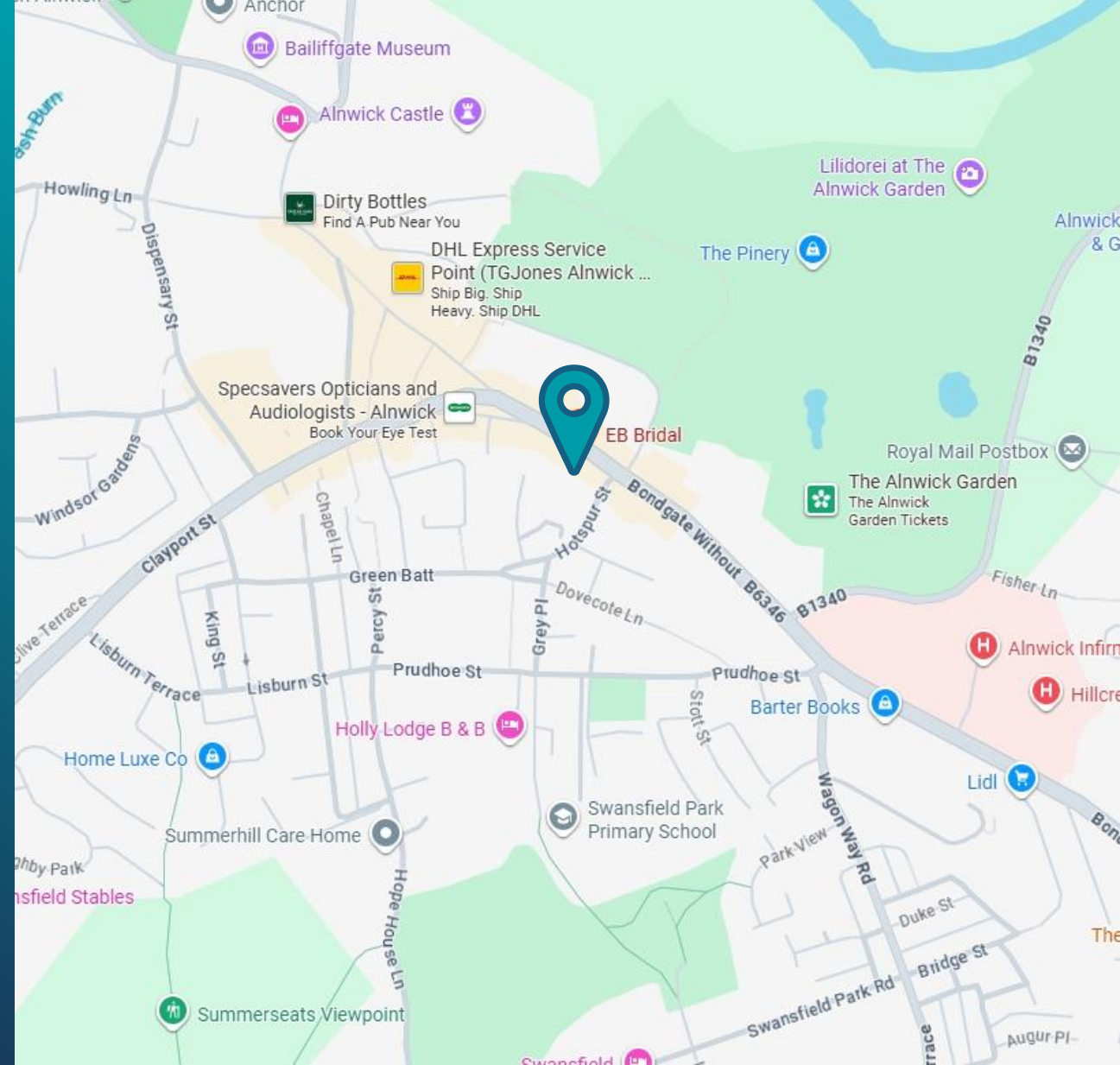


Grade II Listed

LOCATION

Alnwick is an affluent market town approximately 33 miles north of Newcastle upon Tyne and 18 miles north of Morpeth. The town is easily accessed from the A1 motorway which lies immediately to the east of town. Alnwick benefits from a strong rural catchment as well as being a thriving international tourism destination, with the development of Alnwick Gardens dramatically increasing tourist numbers to the town.

The property is located on a prime retail pitch within the town centre of Alnwick on Bondgate Without, which is a well-established location benefitting from high levels of footfall. The street enjoys a vibrant mix of occupiers including longstanding successful local businesses and larger national retailers.



DESCRIPTION

Hansel Designs Ltd owns the freehold property which comprises a Grade II listed mid terrace building arranged as a ground floor retail unit with basement space and a first-floor apartment comprising 2 bedrooms, kitchen, living room, W/C and bathroom. The retail unit and flat are let to separate tenants. The sale therefore will therefore be structured as a sale of 100% of the shares in Hansel Designs Ltd.

ACCOMMODATION

Part	Sq Ft	Sq M
Basement	325	30.17
Ground Floor	720	66.87
First Floor	678	63.03
Total	1,723	160.07



Investment Summary

- The opportunity comprises the sale of Hansel Designs Ltd, a company whose sole asset is the freehold interest in 5-7 Bondgate Without.
- The ground floor of the premises is let to EB Bridal Ltd on a 10-year term, expiring in February 2032 at £17,500 per annum with a break in 2027 and rent reviews in 2026, 2029 and 2032.
- The first-floor flat is let to a longstanding tenant at £450 per calendar month (£5,400 per annum).
- The annual passing rent is £22,900 reflecting a yield of 7.63%



Important Information



100% of the shares in Hansel Designs Ltd are available for £300,000

Rating Assessment

The rateable value of the premises as at 1 April 2023 is £11,500 and the estimated rates payable for the current year is £5,738.5. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Tenure

The property is held freehold under title number ND156793. The freehold is owned by Hansel Designs Ltd. The sale will be by way of sale of the shares in the company rather than a direct property sale.

EPC

The property has an EPC Rating of E (49) & E (105).

Legal Costs

Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited.

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