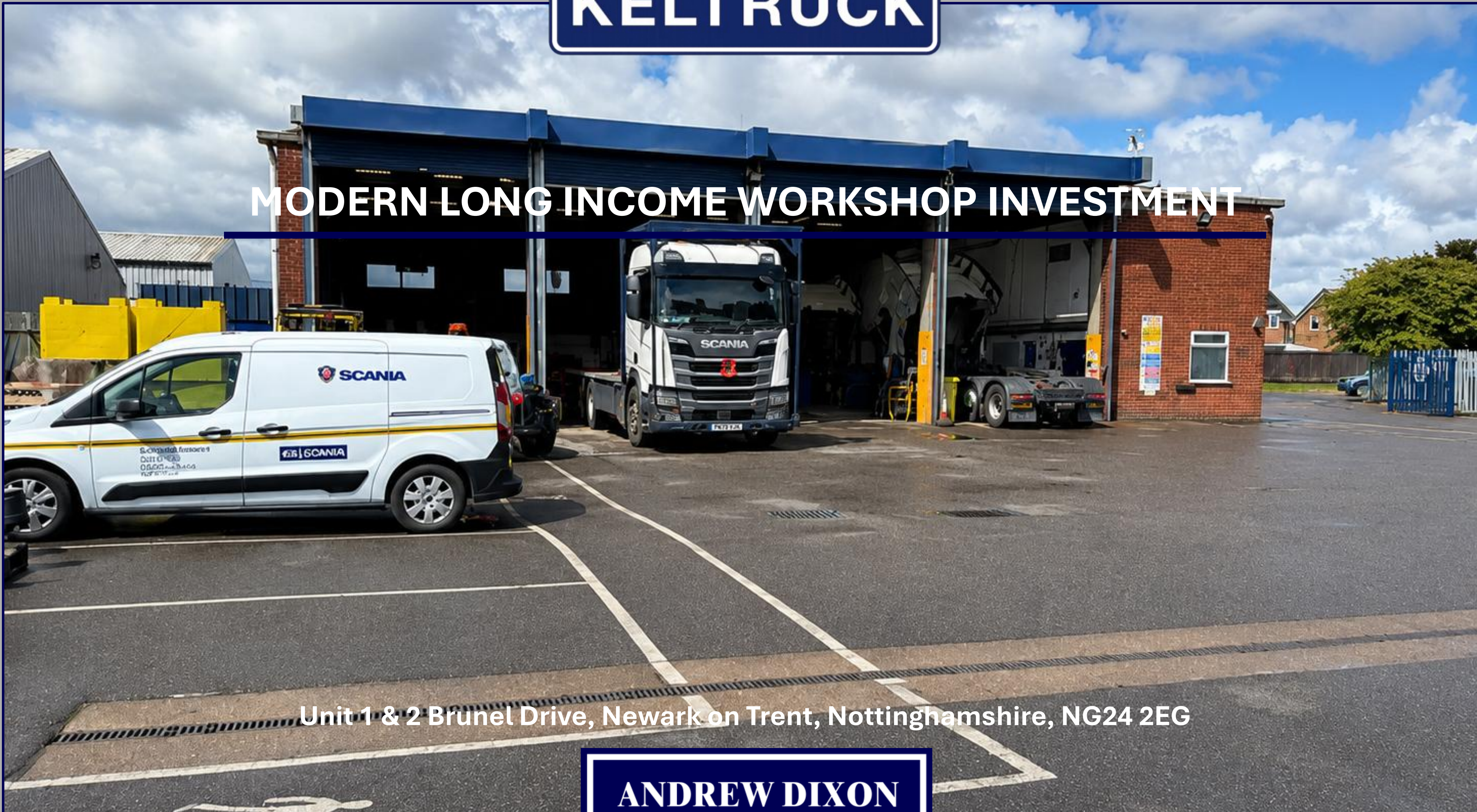
KELTRUCK

MODERN LONG INCOME WORKSHOP INVESTMENT



Unit 1 & 2 Brunel Drive, Newark on Trent, Nottinghamshire, NG24 2EG

ANDREW DIXON
& COMPANY

KELTRUCK

INVESTMENT SUMMARY

- Modern workshop/industrial investment
- Established industrial location
- The property comprises two modern workshops with adjoining offices
- Total gross internal area 13,280 sq. ft. (1,233.8 sq. m)
- Total site area of 1.4 acres (0.56 hectares)
- The property is let for a term of 10 years from and including 1st April 2026
- Lease subject to three-yearly rent reviews
- Initial rent of £75,000 per annum (£5.65 per sq. ft)

PROPOSAL

We are instructed to seek offers in excess of **£900,000 (nine hundred thousand pounds),** subject to contract, exclusive of VAT.

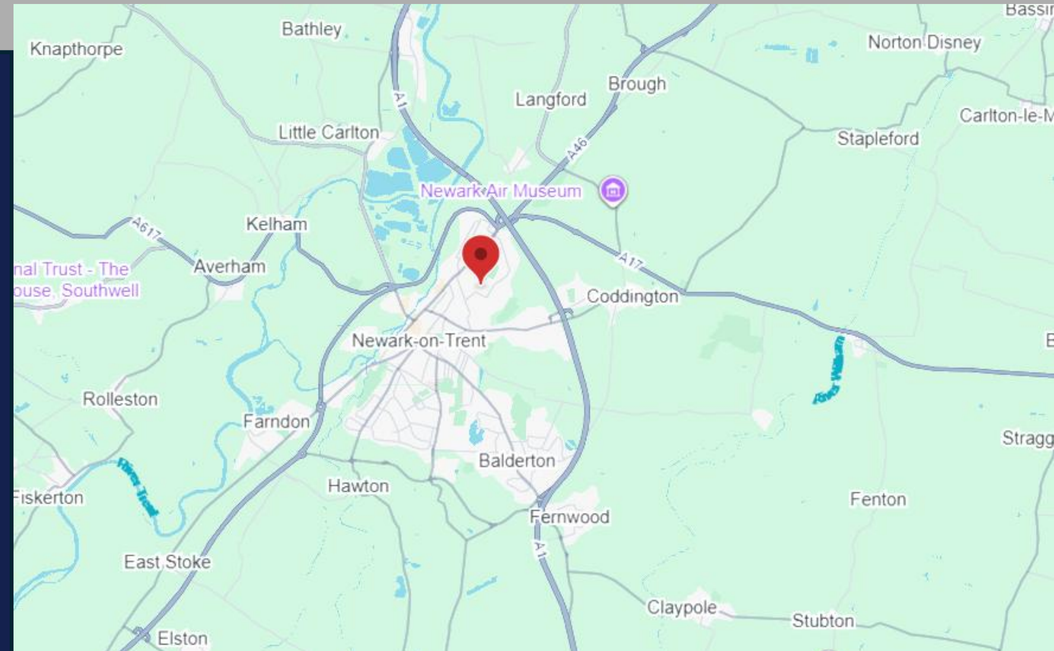
A purchase at this level reflects a **net initial yield of 7.82%,** subject to purchasers costs of 6.60%

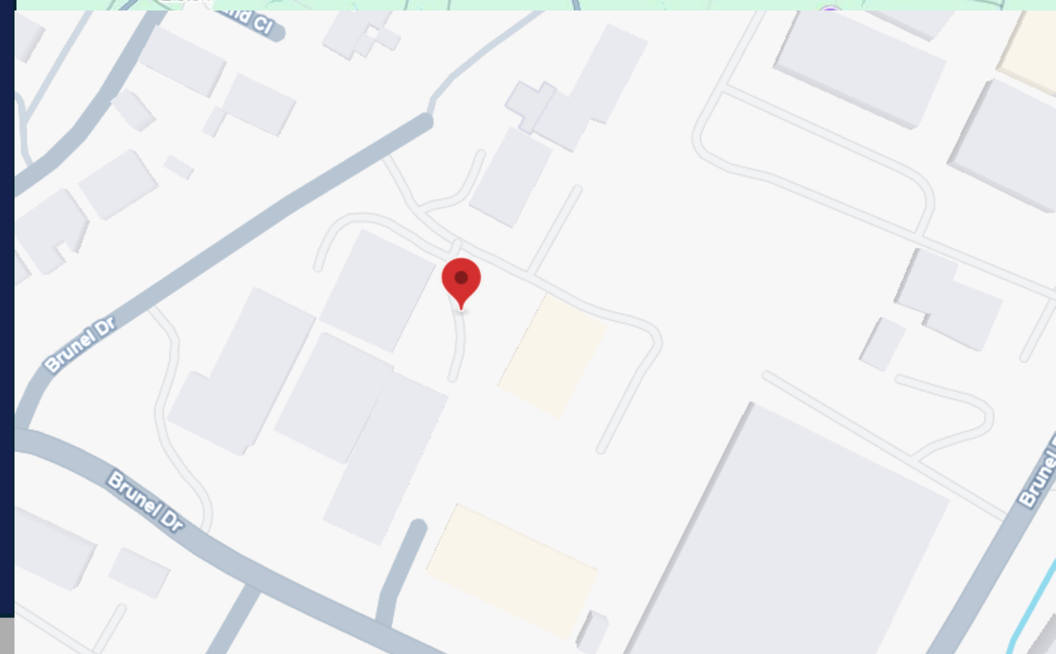
LOCATION

The property is located in the market town of Newark-on-Trent in Nottinghamshire, approximately 20 miles northeast of Nottingham. Brunel Drive forms part of an established commercial and industrial area on the outskirts of the town, with convenient access to the A1 and A46, providing strong regional transport links.

The surrounding area comprises a mix of trade counter operators, light industrial units and distribution occupiers, making it a well-established business location. Local amenities are available within Newark town centre, which offers a range of retail, leisure and service facilities.

The property itself occupies a prominent position on Brunel Drive, benefiting from good visibility and accessibility within the estate. It is situated amongst a number of complementary commercial occupiers and is close to other established industrial and trade uses, with nearby road connections supporting ease of access for both customers and deliveries.





DESCRIPTION

The property comprises a substantial industrial site extending to approximately 1.4 ac (0.56 ha), with a large open yard providing extensive external space, currently occupied as an HGV workshop and dealership. The yard is predominantly surfaced in concrete with a section laid to stone, and is bounded by palisade fencing.

The site includes two detached buildings, each incorporating offices alongside workshop/industrial space. The accommodation extends to approximately 13,280 square feet (1,233.8 square meters) of combined industrial and office space. The units are arranged to provide a total of seven bays, each benefiting from roller shutter door access and offering flexibility for loading, storage, and pits.

The property is being sold with the existing lease in place to Keltruck Limited. Overall, the property presents a long-term income investment opportunity.

ACCOMODATION

Description	Sq. Ft	Sq. M
Industrial and offices	13,280	1,233.8
Site	1.4 ac	0.56 ha

TENURE

Freehold

TENANCY

The property is let to Keltruck Limited on a full repairing and insuring lease from and including 1st April 2026, on the following terms:

Tenant	Keltruck Limited
Lease Term	10 years
Rent P.A.	£75,000
Rent Review	3-yearly
Break Date	3-yearly

COVENANT

Keltruck Limited is a private limited company based in West Bromwich. It operates as a commercial vehicle dealership specialising in Scania lorries providing sales, maintenance, repairs and parts. The company is one of the largest independent Scania dealerships in the world.

The company reported the following accounts for the last three financial years:

Keltruck Limited	Year Ended 31/12/2024	Year Ended 31/12/2023	Year Ended 31/12/2022
Turnover	£257.9m	£232.9m	£239.7m
Pre-tax Profit	£8.3m	£12.8m	£8.9m
Net Assets	£22.3m	£31.8m	£27m

VAT

All figures quoted herein are exclusive of VAT at the prevailing rate.

The subject property is elected for VAT, and VAT will be payable on the purchase price. The intention is to sell as a TOGC.

EPC

To be assessed – please contact the agent for further details

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti-Money Laundering regulations when Heads of Terms are agreed

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Viewing

Strictly by appointment with the Agents' Telford office:

Contact: Sam Dolphin
Direct Line: 01952 512008
Mobile: 07497 204496
Email: sam@andrew-Dixon.co.uk
Ref: SJD/1967

ANDREW DIXON & COMPANY