

# CORBY INDUSTRIAL INVESTMENT FOR SALE



UNIT 3 | THE GROVE | CORBY | NN18 8EW

QUOTING £350,000 FOR THE FREEHOLD REPRESENTING A NET INITIAL YIELD OF 7.43%



Google Maps



## INVESTMENT CONSIDERATIONS

- Well let industrial & warehouse investment in Corby.
- Located in Corby's prime industrial and warehousing area.
- 5,533 sqft Gross Internal Area
- Potential to extend to the rear in the future (stpp)
- Fully let to Alliance Automotive UK LV Limited
- Tenant Experian Score of 100/100
- **10 Year lease from July 2019 (4 years remaining)**
- **Total Income of £27,000 per annum (£6.20 psf)**
- **Not VAT elected**
- Freehold
- Offers in excess of **£350,000 (three hundred and fifty thousand pounds)** representing a **Net Initial Yield of 7.43%** assuming normal purchasers' costs.







HOWARD's  
Distribution & Warehousing by PC Howard Ltd

THE STORAGE  
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HUWS GRAY

UK Timber  
sustainable evolution

KINGSWOOD  
EDU-CATER LIMITED

ROCKINGHAM  
JOINERY

ENGINEERING  
GROVE  
SERVICES LIMITED





## Location

Corby is a strategic and established distribution, warehousing and manufacturing location in the heart of the East Midlands. 80% of the UK population is reachable within a 4.5-hour HGV drive time.

Corby is situated approximately 26 miles north of Northampton, 25 miles southeast of Leicester, 63 miles east of Birmingham and 90 miles north of London.

Corby benefits from excellent communications with the A14 approximately 9 miles south, providing direct access to the M1, M40, M42, M6, M11 motorways; the A1(M) and Felixstowe Port.

## Situation

The Grove is located just off the A6086 within the main industrial, logistics and warehousing area of Corby. The property is located just 1 mile from the A43 and 8.7 miles from J7 of the A14.

## Description

The property is a terraced industrial unit of steel portal frame construction. The unit has metal clad elevations and an asbestos cement roof.

The property benefits from a secure yard and a Landlord mezzanine.

There is the opportunity in the future to extend the property to the rear (subject to planning).

## Tenure

Freehold

## EPC

C – Available on Request





## Tenancy

The entire property is let to Alliance Automotive UK LV Limited on a **10-year full repairing and insuring lease from 31<sup>st</sup> July 2019 (4 years unexpired)**. There was a rent review and a tenant only break on the 5<sup>th</sup> anniversary of the lease. **The break was NOT exercised.** The lease is inside the 1954 Act and there is a schedule of condition.

**The current passing rent is £27,000 per annum.**

## Accommodation

The property has the following Gross Internal Areas.

Ground Floor	3,175sqft	295 sqm
Landlord Mezzanine	2,358sqft	219 sqm
<b>Total</b>	<b>5,533sqft</b>	<b>586 sqm</b>

## Rental Value

The rent has been devalued at £6.20 per sqft which was agreed at the rent review in 2024. This assumes a 50% rate over the Landlord Mezzanine.

## Covenant

Alliance Automotive UK LV Limited, part of Alliance Automotive Group UK & Ireland (AAG), is a leading distributor of automotive parts to independent garages, motor factors, fast-fit networks, fleets, and public services.

Alliance receive an Experian Score of 100/100

Alliance reported the last 3 years results:

	<b>31/12/2021</b>	<b>31/12/2022</b>	<b>31/12/2023</b>
<b>Turnover</b>	£353,485,963	£429,262,246	£505,215,190
<b>Pre-Tax Profit</b>	£31,053,369	£37,416,202	£37,578,781
<b>Total Net Worth</b>	£40,556,322	£64,317,254	£82,172,494





## VAT

The property is not elected for VAT.

## Proposal

OFFERS IN EXCESS OF £350,000 (THREE HUNDRED AND FIFTY THOUSAND POUNDS) REPRESENTING A NET INITIAL YIELD OF 7.43% ASSUMING NORMAL PURCHASERS' COSTS.

REFLECTING A LOW CAPITAL VALUE OF £80 PSF.

## Viewing

Viewing and further information via the Sole Agents:



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**Mark Brown**  
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07730 416964

## Anti Money Laundering

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 TDB are supervised by HM Revenue and Customs. Any purchasers will be required to provide details on the purchasing entity along with ID documents and proof of address for the proposed beneficial owners. TDB will be able to confirm a specific list of requirements based on the proposed purchasing entity, this may include further documentation to evidence source of funds.