



High Yielding Office Investment Opportunity

10/15 Notre Dame Mews, Northampton NN1 2BG



INVESTMENT SUMMARY

- Well located town centre office investment let to Motor Neurone Disease Association one of Britain's most successful charities
- Low passing rent of £85,000 per annum (£10.24 per sq ft)
- Lease expiring 22nd July 2020
- Offers in excess of **£730,000** (£88 per sq ft)
- Net initial yield **11.05%** (assuming purchaser's costs of 5.41%)

LOCATION

Northampton is a busy commercial centre which has rapidly grown in importance mainly due to its excellent links with the M1, M6 and M45 motorway networks. Good rail links exist with London (Euston) and Birmingham (New Street) being approximately one hour away.

The premises occupy a prominent corner site at the junction of Lower Mounts and Lady's Lane in the heart of the town centre.

Northampton is currently experiencing a massive injection of funds. Projects include the £20M improvement to Castle Station, Project Angel which will see the relocation of the Northamptonshire County Council HQ to the town centre in a new 140,000 sq ft building. In addition new developments include the relocation of Northampton University to Waterside on a £330M campus and St Peter's Waterside where a new development of offices comprising up to 200,000 sq ft will shortly be constructed.

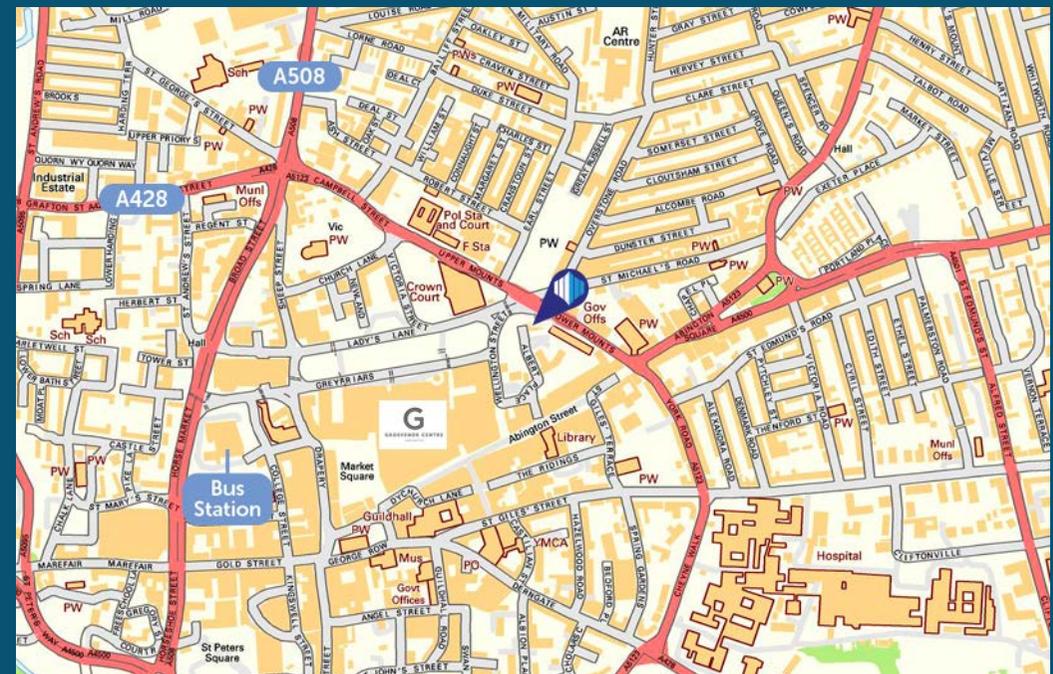
DESCRIPTION

The office comprises a modern steel framed building with brick/block infill constructed over three storeys. The property benefits from air cooling along with central heating, suspended ceilings with fluorescent lighting and perimeter trunking.

There is an 8 person (630 kg) passenger lift serving all floors.

The tenant is currently undertaking a refurbishment of the wc's which are at ground and second floors. The tenant has recently completed a reroofing of the building.

There are 20 car parking spaces on site.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following net internal floor areas:-

AREA	sq.m	sq.ft
Ground Floor	247.40	2,663
First Floor	272.86	2,937
Second Floor	250.84	2,700
TOTAL	771.10	8,300

TENURE

Freehold.

TENANCY

The property is let to the Motor Neurone Disease Association (MNDA) for a term of 5 years with effect from 23rd July 2015. The lease is held on full repairing and insuring terms and the current passing rent is £85,000 per annum which reflects a low rent of £10.42 per sq ft.

The tenant has an Option to Determine on 22nd July 2017 but we understand from discussions with MNDA that they will not be exercising this break, indeed they are currently undertaking several improvements to the property including the provision of a new roof and WC's. It should be noted that the tenant's have occupied the property since March 1990. As the tenant is a registered charity, they receive beneficial VAT treatment and as such VAT is only chargeable on part of their rent.

COVENANT

The Motor Neurone Disease Association (MNDA) was founded in 1979 and are the only national charity in the UK focused on MND care, research and campaigning. The MNDA has over 3000 volunteers working for them along with 160 employees.

The MNDA reported accounts for the year ended 31st January 2015 with net current assets of £18,739,000. Further information is available on request.



VAT

The property has been elected for VAT and it is intended that the property will be sold as a TOGC.

EPC

The property has an energy performance rating of D 77. A copy of the certificate is available upon request.

PROPOSAL

We are instructed to seek offers in excess of **£730,000** subject to contract and exclusive of VAT. A purchase at this price would represent a net initial yield of **11.05%** based on costs of purchase of 5.41% and a capital value of £88 per sq.ft.



CONTACTS

For further information or if you wish to arrange a viewing, please contact :-



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