FOR SALE

MULTI-LET INDUSTRIAL INVESTMENT

Units 1 - 12

Blackhall Industrial Estate
Hackworth Road
Hartlepool
County Durham
TS27 4EL

HTA
Real Estate
Industrial Property Specialists



Units 1–12 | Blackhall Industrial Estate

Hackworth Road, Hartlepool, County Durham TS27 4EL

Investment Summary

- **Well located** and **established multi-let industrial investment**
- **Prominent industrial** and **business location** on the North East coast of England
- **Excellent connectivity** located **4 miles** from the **A19**
- **12 unit multi-let industrial estate** of **14,400 ft²** on a **freehold site** of **1.82 acres**
- **11 of 12 units let** (94% by area) to 11 occupiers, with no tenant above c. 15% of income
- **Total income** of **£83,381 per annum**
- **WAULT** to **expiry** of **1.68 years** & **1.61 years** to **break**
- **Reserved ERV** of **£94,000 per annum**
- **Four leases** (c.43% of income) **expire in 2027**, all **below ERV, so re-gear opportunities are imminent**
- **Over 60%** of the **income contracted out of the Landlord and Tenant Act 1954**
- **Historically strong tenant retention** across the estate
- **Asset management opportunities**



OFFERS IN EXCESS OF

£1,025,000 (STC)

7.69% NET INITIAL YIELD

8.67% REVERSIONARY YIELD

£71.20 /ft² LOW CAPITAL VALUE




NEWCASTLE
SUNDERLAND
UNITS 1-12
BLACKHALL INDUSTRIAL ESTATE
A1086
B1281
A1086
For identification purposes only.

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Location

Blackhall Industrial Estate is located within the coastal settlement of Blackhall Colliery in County Durham, approximately 12 miles south of Sunderland, 15 miles south-east of Durham City and 10 miles north of Hartlepool.

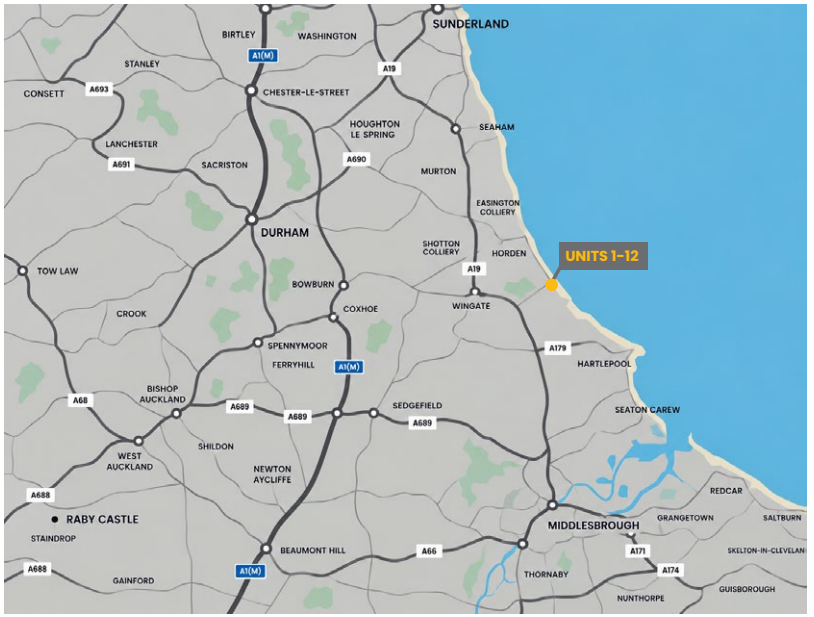
The estate benefits from excellent connectivity to the regional and national road network, being located immediately west of the A19, one of the North East's principal arterial routes.

The A19 provides direct access northwards to Sunderland, Newcastle upon Tyne and the Tyne Tunnel, and southwards to Hartlepool, Middlesbrough and the wider Teesside conurbation. The estate is also within convenient reach of the A1(M), accessed via the A690 and A689, facilitating connectivity to the national motorway network and major centres throughout the North East and beyond.

Situation

Blackhall Colliery Industrial Estate occupies a well-established commercial location on the western side of Blackhall Colliery, accessed directly from the A19 (4 miles east) via the B1281 and local distributor roads.

The estate forms part of the area's principal employment location and is surrounded by a mix of industrial, trade counter, storage and distribution occupiers, together with established residential neighbourhoods which provide a local labour force. The immediate proximity to the A19 provides occupiers rapid access to the wider North East region, making the estate particularly attractive for trade, SME and service-based businesses requiring efficient transport links and distribution capability.











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Description

The property comprises a multi-let industrial estate of 12 units ideal for 'start-up' / SME businesses.

The buildings extend to 14,400 ft² and include units of between c. 800 ft² and 2,400 ft² across four terraces and two detached units.

The units are single-storey and of steel portal frame construction with brick / blockwork walls to lower levels and profile clad elevations and roof, incorporating roof lights.

The units benefit from three-phase electricity, WC facilities, and a roller shutter door leading to an external loading area. Each unit benefits from car parking.

The terraces have approximate eaves height to underside of haunch of 4.1m and eaves height of 3.2m.

Site Area

The site extends to 1.82 acres (0.737 hectares).



For identification purposes only.



Hackworth Road falls within the registered title and the road is adopted. The surface of the highway, together with so much of the subsoil and airspace as is needed for its use and maintenance, is vested in the highway authority. The remaining subsoil beneath the road and airspace above it stay with the freehold owner.







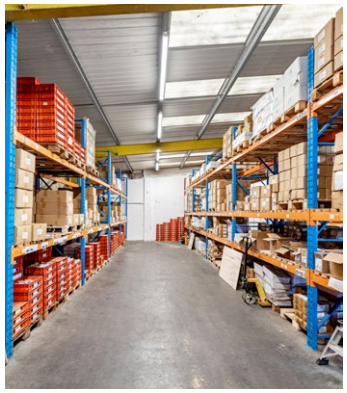
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Tenure

Freehold





Accommodation and Tenancy Schedule

The property is let on the basis of the below tenancy schedule:

UNIT	TENANT	Total GIA (ft²)	LEASE START	BREAK	LEASE EXPIRY	RENT (£ PER ANNUM)	RENT (£ /ft²)	COMMENT
1	Dominic Andrew Mole T/A Wearside Swimming Pools	800	07/08/2026		06/08/2029	£5,000	£6.25	Outside the Act. Passing rent of £2,500pa. Increases to headline of £5,000pa w.e.f 07 Feb 2027. 3% annual rental increases in Aug 27/Aug 28
2	Bluefin Events Limited	800	29/08/2025		28/08/2028	£5,285	£6.61	Inside the Act. Stepped rent: Yr1 £4,980pa, Yr2 £5,130pa, Yr3 £5,285pa
3	Edwin Anthony Murray	800	16/12/2025		15/12/2028	£6,200	£7.75	Outside the Act
4	Gary's Autos and Tyres Ltd	800	01/07/2026		30/06/2029	£5,400	£6.75	Outside the Act. Lease renewal. Rent from 01 July - 30 Sept. £2,700pa then headline rent of £5,400pa. 3% annual rental increases w.e.f July 27/July 28
5	Hamilton Jackson Ltd	800	27/03/2026		26/03/2029	£5,411	£6.76	Outside the Act. Stepped rent: Yr1 £5,100pa, Yr2 £5,253pa, Yr3 £5,411pa
6	AR Construction North East Ltd.	800	08/09/2025	08/09/2027	07/09/2028	£5,285	£6.61	Outside the Act. Stepped rent: Yr1 £4,980pa, Yr2 £5,130pa, Yr3 £5,285pa
7	Christina Todd	1,600	01/07/2024		30/06/2027	£8,500	£5.31	Inside the Act: Stepped rent: Yr1 £7,000pa, Yr2 £8,000pa, Yr3, w.e.f 01 July 2026, increases to £8,500pa. Rent deposit of £912.50.
8	Total Bolt Solutions Ltd	2,400	20/12/2024		19/12/2027	£11,400	£4.75	Outside the Act. Rent deposit of £2,850 (exc VAT)
9	Mr Christopher Wilson	800	07/01/2015		30/06/2027	£5,000	£6.25	Inside the Act. Rent deposit of £833.33 (exc VAT)
10	Vacant - Rental Guarantee	800				£6,200	£7.75	12 month rental guarantee
11	County Durham Community Projects Limited	2,400	01/03/2016		02/03/2027	£8,500	£3.54	Outside the Act. Tenant occupying under a Tenancy at Will expiring March 2027. Heads of Terms in Legals on a new 3 year lease at a headline rent of £12,200pa, 6 months half rent Yr1 and annual 3% increases
12	Brian Robert Wallace T/A Throston Motors	1,600	01/07/2024		30/06/2029	£11,200	£7.00	Inside the Act. Stepped rent up until 30/06/2027 £10,000pa. 01/07/2027 - 30/06/2028 £10,200pa. 01/07/2028 - 30/06/2029 £11,200pa
TOTAL		**14,400**				**£83,361**	**£5.79**	

The Weighted Average Unexpired Lease Term (WAULT) to expiry is c. 1.68 years and to break options is c. 1.61 years. All leases are held on effectively Full Repairing and Insuring Terms (eFRI) with a full recoverable service charge.

A full service charge history and budget is available in the dataroom. Any rent free periods will be 'topped up' by the vendor.

In arriving at our opinion of ERV, £94,000 per annum, we have applied £7.75 /ft² to the 800 ft² units, £6.00 /ft² on the 1,600 ft² units and £5.25 /ft² on the 2,400 ft² units.

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Anti-Money Laundering

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

VAT

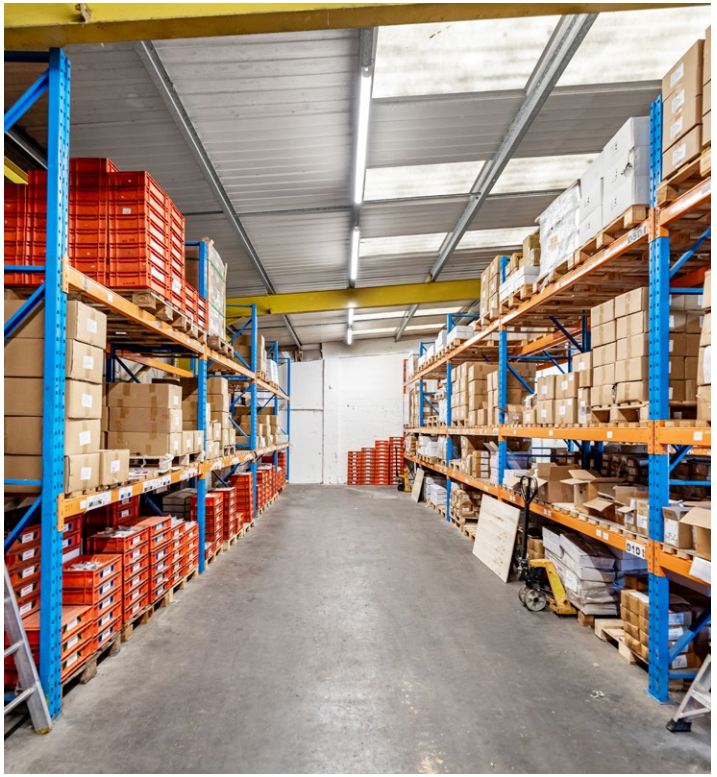
The property is elected for VAT. We anticipate that the sale should be capable of being treated as a Transfer of a Going Concern (TOGC).

Dataroom

Access to a comprehensive dataroom is available on request.

EPC

A full suite of EPC certificates is available in the dataroom.













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Investment Rationale

- Opportunity to increase rents across the estate
- Excellent 'private investor' multi-let industrial investment
- Significant tenant retention across the estate
- Short-term asset management opportunities
- Very limited competing stock in the surrounding location
- Potential to break up and sell individual units to owner-occupiers
- Investment value underpinned by vacant possession value.





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Viewing & Further Information

For further information, please contact sole agents:

HTA Real Estate
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