For Sale

Single-Let Industrial Investment

D3 Bergen Close, North Shields, Tyne Tunnel Trading Estate NE29 7TA

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For Sale

Investment Summary

- Located on the established Tyne Tunnel Trading Estate, close to the A19 and Tyne Tunnel
- The unit extends to 5,807 sq. ft (539.48 sq. m)
- Occupied by Coolcheck Refrigeration Limited (Company No. 01949150)
- Tenant has a very low risk rating with a Delphi score of 96
- The tenant has been in occupation for 12 years
- Low passing rent of £35,000 pa (£6 psf)
- 3.1 years to expiry
- Held long leasehold expiring on 2143 (117 years remaining)
- Seeking offers over £395,000, which shows a net initial yield of 8.51% after standard purchaser costs

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Location

The property is located and on the established Tyne Tunnel Trading Estate which is located in North Shields. The estate has excellent road links being located adjacent to the A19 Tyne Tunnel and the A1058 Coast Road.

The estate consists of a mix of logistics, warehouse and trade counter users. Silverlink Retail Park is within a 3-minute drive time, with major occupiers including, McDonalds, Boots and M&S.

Description

The property consists of a semi-detached industrial unit of steel framed construction under a pitched roof. The elevations are a made of rendered brickwork with cladding above. The roof has insulated corrugated asbestos cement decking over internal insulated panels.

The property has a single dock level loading door to the rear and an office entrance to the front. The unit is currently used for storage with a small office and mezzanine. The tenant currently occupies the next-door unit from which they have knocked a doorway through for access between the units. The property also benefits from external parking and loading area.

Tenure

The property is held by way of long leasehold for a term expiring 2143 (117 years unexpired). There is a ground rent of £1,000 per annum which is paid by the tenant. This covers the estate charge and insurance.

Accommodation

The property has the following Gross Internal Areas:

Warehouse	5,048 sq. ft	(468.96 sq m)
Office	759 sq. ft	(70.52 sq m)
TOTAL	**5,807 sq. ft**	**(539.48 sq m)**

In addition, there is a mezzanine above the offices which is used for light storage.

Tenancy

The unit is let to Coolcheck Refrigeration Limited for a term expiring on 24th March 2029. The passing rent is £35,000 per annum (£6 psf). The lease is on full repairing and insuring terms.

Coolcheck Refrigeration Limited

Coolcheck are specialist providers of commercial refrigeration, air conditioning and electrical services. The company is over 40 years old, and have contracts with clients including, Greggs and the NHS. The company has occupied the property for 12 years

The company are are a very low risk covenant with a Delphi score of 96.

Accounts to Year Ending	Dec 2024	Dec 2023
Turnover	£12,225,894	£12,253,210
Profit Before Tax	£1,579,508	£1,473,816
Shareholder Funds	£3,407,918	£2,598,283

EPC

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

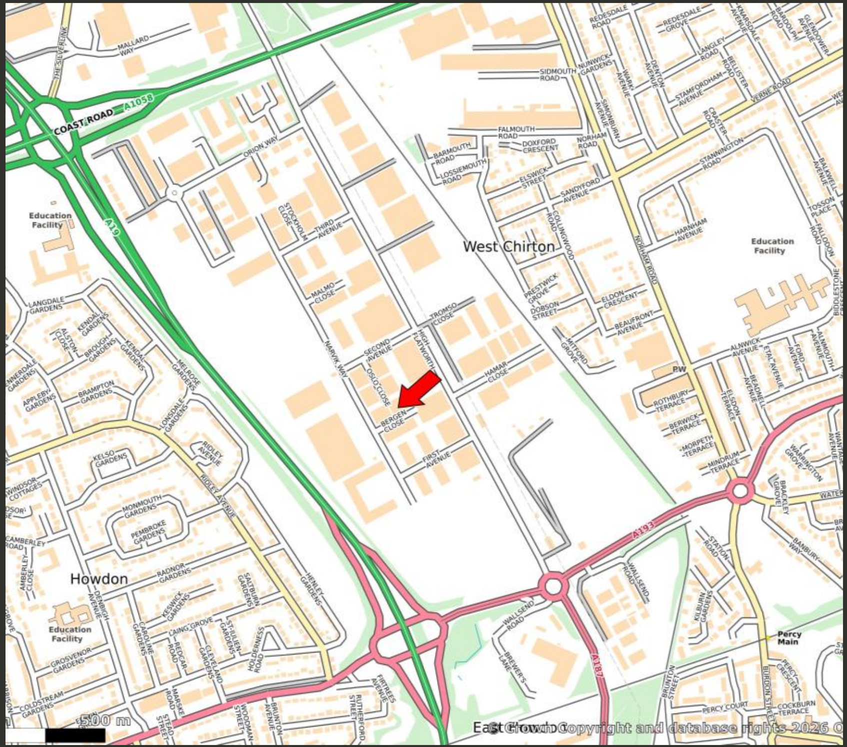
This property is elected for VAT. We anticipate this sale will be treated as a transfer of going concern (TOGC).

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

Proposal

We are instructed to seek offers in excess of £395,000 exclusive of VAT. This shows a net initial yield of 8.51% and a capital value of £68 psf. after standard purchaser costs.



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DATE: 27th February 2026

For further information please contact:

Jake Smith
T: 07544 655 220
E: jakesmith@naylors.co.uk

Chris Donabie
T: 07702 528 879
E: chrisdonabie@naylors.co.uk

naylors
Real Estate. Real Value.

Naylors
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylors.co.uk