

FOR SALE
Telecommunication Towers
Investment



**White House Fields Farm, Worthington,
Ashby-de-la-Zouch LE65 1RA**



Telecommunication Towers Investment



Land Near White House Fields Farm,
Worthington, Ashby-de-la-Zouch, LE65 1RA



**2 x Telecommunication Tower
investments for sale adjacent to the
A42.**

- Both towers benefit from long term tenancies with very strong covenants
- Located halfway between Ashby-de-la-Zouch and East Midlands Airport
- Offers in Excess of £115,000



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Approximate Travel Distances

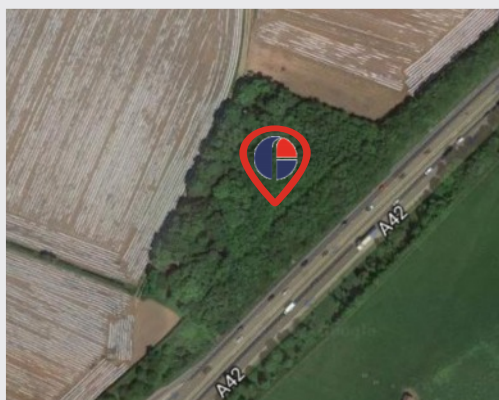
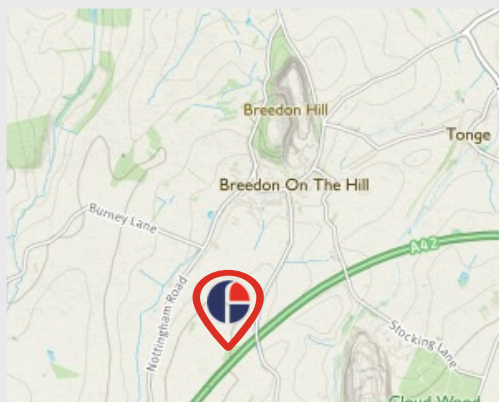


Locations

- Ashby-de-la-Zouch 4 Miles
- Castle Donington 4.5 Miles

Sat Nav Post Code

- LE65 1RA



Nearest Stations

- East Midlands Parkway 7.5 Miles



Nearest Airports

- East Midlands Airport 3.5 Miles

For Sale By Private Treaty

Freehold investment of two telecommunication towers at White House Fields Farm with CTIL and EE/Hutchinson 3G as existing tenants, combined with rights of access to site.

Site Description

Freestanding Greenfield Telecom sites with two telecommunication towers.

Location

On the Northern side of the A42 between Ashby-de-la-Zouch and East Midlands Airport.

Lease Summaries:-

Hutchinson 3G (EE)

The lease is dated 8th December 2005 benefiting Hutchinson 3G UK Ltd, with the expiry being 7th December 2025. A Licence to Assign dated 4th June 2009 was entered into assigning the lease to Hutchinson 3G UK Limited and T-Mobile (UK) Limited. The current passing rent is £5,698.60 per annum with effect from the 8th December 2017. The lease benefits from 3 yearly rent reviews.

Cornerstone Telecommunications Infrastructure Limited (CTIL)

The lease is dated 19th February 2016 benefiting Telefonica and Vodafone, with the expiry being 19th February 2028. The current passing rent is £6,025.02 per annum with effect from 19th February 2019. The lease benefits from 3 yearly rent reviews.

Guide Price

Offers are invited in excess of £115,000.

Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering

The Buyer will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



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