

NAVIGATION POINT, HARTLEPOOL MARINA, HARTLEPOOL, TS24 0UH

SECURE GROUND RENT INVESTMENT

STAPLETON
WATERHOUSE

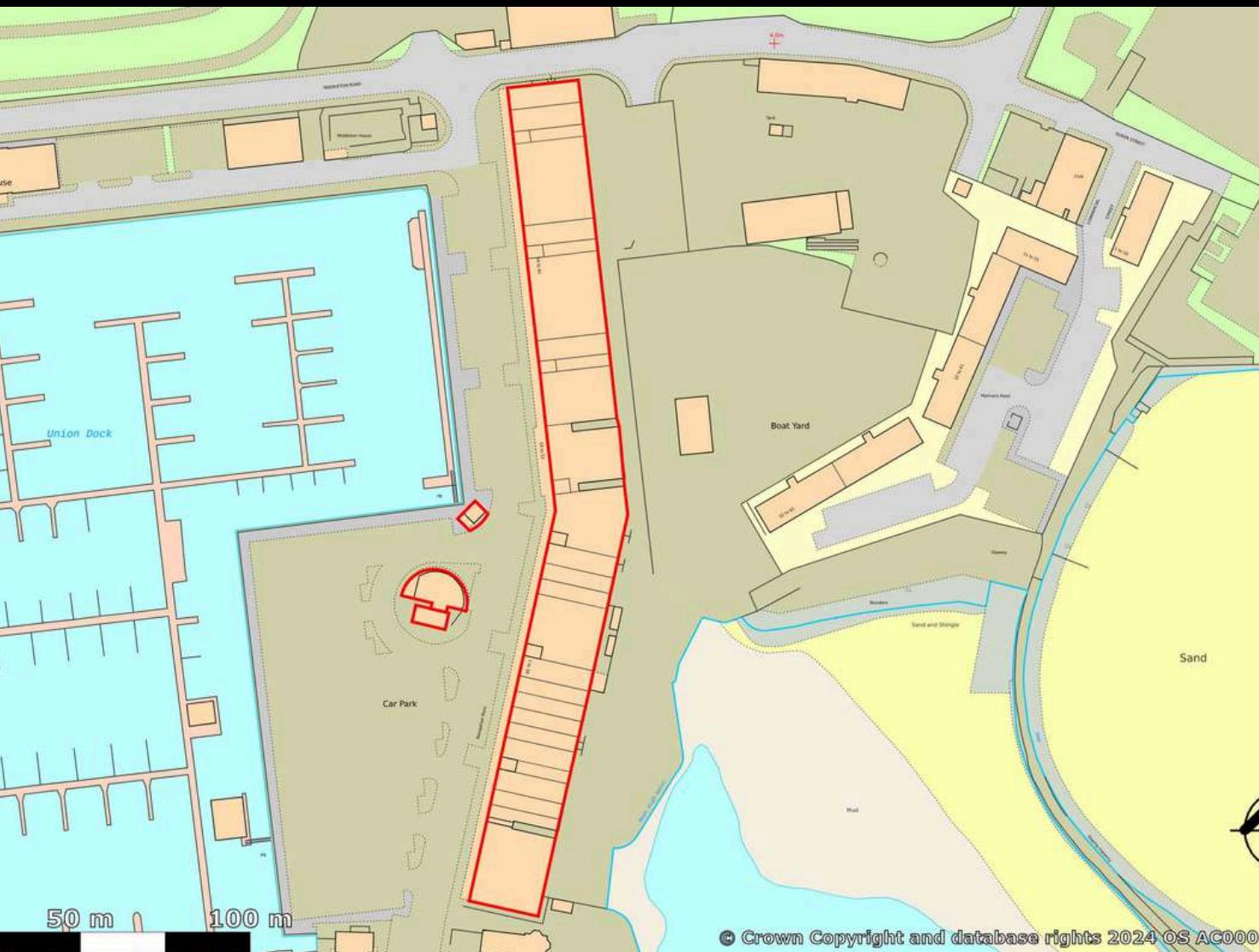


OFFERS IN EXCESS OF £250,000 EXCLUSIVE OF VAT

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Location

Navigation Point is located at Hartlepool Marina approximately 0.75 miles to the northeast of Hartlepool town centre and train station. The property is accessed via Middleton Road which links to the A179 in the west providing access to Stockton and Middlesborough in the south and the A19 in the west.

The Marina is arguably Hartlepool's premier leisure offering.

Description

The subject property was developed in 2000 and comprises a mixed-use development of brickwork construction under a pitched a hipped clay pantile roof. At ground floor the property provides a parade of 26 retail units with glazed frontages and veranda area affording covered outside seating and dining areas.

The upper floors contain residential apartments over varying levels from 1 to 5 floors.

In addition, there are 3 single storey standalone retail units.

Externally, the property has the right to use the car parking fronting the marina itself and servicing to the rear of the property.

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Tenure

The block of 26 retail units and residential apartments is held by way of a headlease with an unexpired term of 991 years at a peppercorn rent, subject to 27 long underlease interests.

The retail units have unexpired terms of 987 years. The residential block has 221 years unexpired.

The three stand alone retail units are held freehold subject to 3 long leasehold interests with unexpired terms of 988 years.

Service Charge and Insurance maintained by the vendor.

See tenancy schedule for further information.

Income

The 29 retail units produce a total income of £14,629.72 per annum as of 1st January 2026.

27 of the retail units have 10 yearly rent reviews from and including 1st January 2026 with increases of £250 per unit at each review for the full term uncapped.

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Units 3 & 4 have 10 yearly rent reviews from and including 1st January 2021 to RPI at each review for the full term uncapped. Further there are 10 yearly rent reviews from and including 1st January 2026 where the current passing ground rent doubles at each review for the full term uncapped.

The residential block pays, by way of rent, a due proportion of the Lessor's costs in maintaining insurance and the service charge.

See tenancy schedule for further information.

Anti-Money Laundering Regulations

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.

VAT

The property is elected for VAT and the intention is to treat the sale as a transfer of a going concern, subject to the VAT standing of the purchaser.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Property	Original Long Leaseholder	Ground Rent as of 01/01/2026	Rent Review Provision	Term Start	Term End
Unit 1 – 1A, Navigation Point	Aeroe Properties Ltd	£500	Increase by £250 every 10 years.	05/05/2016	31/12/3012
Unit 2, Navigation Point	Silver Sword Investments Ltd	£500	Increase by £250 every 10 years.	30/06/2016	31/12/3012
Unit 3, Navigation Point	D. Dhudwarr & S. Dhudwarr	£564.86	Double every 10 years. Increase by RPI every 10 years.	22/01/2016	31/12/3012
Unit 4, Navigation Point	D. Dhudwarr & S. Dhudwarr	£564.86	Double every 10 years. Increase by RPI every 10 years.	22/01/2016	31/12/3012
Unit 5 – 6, Navigation Point	A. Wiltshire & L. Chapple	£500	Increase by £250 every 10 years.	21/03/2016	31/12/3012
Unit 7, Navigation Point	KJT Properties Ltd	£500	Increase by £250 every 10 years.	19/07/2016	31/12/3012
Unit 8 - 9, Navigation Point	KJT Properties Ltd	£500	Increase by £250 every 10 years.	19/07/2016	31/12/3012
Unit 10 – 12, Navigation Point	Cevian55 Ltd	£500	Increase by £250 every 10 years.	21/04/2016	31/12/3012
Unit 12A, Navigation Point	P. Wallis & J. Wallis	£500	Increase by £250 every 10 years.	14/07/2016	31/12/3012
Unit 14, Navigation Point	KJT Properties Ltd	£500	Increase by £250 every 10 years.	19/07/2016	31/12/3012
Unit 15, Navigation Point	Green Elm Ltd	£500	Increase by £250 every 10 years.	18/08/2016	31/12/3012
Unit 16 – 18, Navigation Point	KJT Properties Ltd	£500	Increase by £250 every 10 years.	19/07/2016	31/12/3012
Unit 19, Navigation Point	Skyline Property (East) Ltd	£500	Increase by £250 every 10 years.	21/11/2016	31/12/3012
Unit 20 – 22, Navigation Point	Renton Property Holdings Ltd	£500	Increase by £250 every 10 years.	25/05/2017	31/12/3012
Unit 23 – 24, Navigation Point	BW SIPP Trustees Ltd	£500	Increase by £250 every 10 years.	15/02/2017	31/12/3012
Unit 25 – 26, Navigation Point	Green Elm Ltd	£500	Increase by £250 every 10 years.	18/08/2016	31/12/3012
Unit 27 – 28, Navigation Point	I. Babar International Ltd	£500	Increase by £250 every 10 years.	31/01/2017	31/12/3012
Unit 29, Navigation Point	Ashpride Ltd	£500	Increase by £250 every 10 years.	24/11/2016	31/12/3012
Unit 30, Navigation Point	Zaman Real Estate Ltd	£500	Increase by £250 every 10 years.	19/05/2017	31/12/3012
Unit 31, Navigation Point	Wakefield Capital Ltd	£500	Increase by £250 every 10 years.	09/12/2016	31/12/3012
Unit 32, Navigation Point	Habib Investments Ltd	£500	Increase by £250 every 10 years.	11/05/2017	31/12/3012
Unit 33, Navigation Point	Dhajia Commercials Ltd	£500	Increase by £250 every 10 years.	05/07/2017	31/12/3012
Unit 34, Navigation Point	Dhajia Commercials Ltd	£500	Increase by £250 every 10 years.	05/07/2017	31/12/3012
Unit A, Navigation Point	Denzil Properties Ltd	£500	Increase by £250 every 10 years.	21/11/2016	31/12/3012
Unit A2, Navigation Point	Suffolk Life Annuities Ltd	£500	Increase by £250 every 10 years.	25/05/2016	31/12/3012
Unit A3, Navigation Point	Bluezen Ltd	£500	Increase by £250 every 10 years.	31/03/2016	31/12/3012
Upper Floors, Navigation Point	Trading Sub 12 Ltd	£0	N/A	14/06/2001	14/06/2226
Kiosk, Navigation Point	KJT Properties Ltd	£500	Increase by £250 every 10 years.	19/07/2016	31/12/3012
Bar 516, Navigation Point	Wakefield Capital Ltd	£500	Increase by £250 every 10 years.	09/12/2016	31/12/3012
Kiosk 2, Navigation Point	Fa Min Yo	£500	Increase by £250 every 10 years.	21/03/2017	31/12/3012
Total Ground Rent		£14,629.72			

Anticipated Rental Income (Assuming RPI is 2% per annum)

	Jan '26	Jan '31	Jan '36	Jan '41	Jan '46	Jan '51	Jan '56	Jan '61	Jan '66	Jan '71	Jan '76	Jan '81	Jan '86	Jan '91	Jan '96	Jan '01	Jan '06	Jan '11	Jan '16	Jan '21
Unit 1 - 1A	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 2	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 3	£564.86	£623.65	£1,247.30	£1,377.12	£2,754.24	£3,040.91	£6,081.82	£6,714.82	£13,429.64	£14,827.40	£29,654.81	£32,741.30	£65,482.61	£72,298.09	£144,596.17	£159,645.86	£319,291.72	£352,523.86	£705,047.72	£778,429.65
Unit 4	£564.86	£623.65	£1,247.30	£1,377.12	£2,754.24	£3,040.91	£6,081.82	£6,714.82	£13,429.64	£14,827.40	£29,654.81	£32,741.30	£65,482.61	£72,298.09	£144,596.17	£159,645.86	£319,291.72	£352,523.86	£705,047.72	£778,429.65
Unit 5 - 6	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 7	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 8 - 9	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 10 - 12	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 12A	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 14	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 15	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 16 - 18	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 19	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 20 - 22	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 23 - 24	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 25 - 26	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 27 - 28	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 29	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 30	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 31	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 32	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 33	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit 34	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit A	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit A2	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Unit A3	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Upper Floors	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Kiosk	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Bar 516	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
Kiosk 2	£500	£500	£750	£750	£1,000	£1,000	£1,250	£1,250	£1,500	£1,500	£1,750	£1,750	£2,000	£2,000	£2,250	£2,250	£2,500	£2,500	£2,750	£2,750
TOTAL	£14,629.72	£14,747.30	£22,744.60	£23,004.24	£32,508.49	£33,081.82	£45,913.64	£47,179.64	£67,359.27	£70,154.81	£106,559.61	£112,732.61	£184,965.21	£198,596.17	£349,942.35	£380,041.72	£706,083.44	£772,547.72	£1,484,345.44	£1,631,109.30

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Proposal

Offers are invited in excess of £250,000 exclusive of VAT for the headlease and freehold interests.

A purchase at this level reflects a gross yield of 5.85%.

The Vendor will top up the current rent to £14,629.72

Further Information

A data room has been set up which contains copies of all leases, title, service charge and insurance information. Access to this data room can be arranged upon application.

Contact

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