FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY ON SOUGHT AFTER ESTATE AND LET ON FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT

Units 32 and 40, Premier Industrial Estate, Leys Road, Brierley Hill, West Midlands, DY5 3UP.

PRICE - £80,000 | RENT - £6,760 P.A. | YIELD - 8.45%

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LOCATION

The property is located on a popular industrial estate, outside Brierley Hill centre, and is strategically located for convenient access to the major road/ motorway networks and local centres. It is within a few minutes-drive of Junctions 2 and 3 M5 Motorway and close to the A491 which links Dudley, Wolverhampton and Stourbridge.

The estate is only 2 miles from Stourbridge, 3 miles form Dudley and 12 miles from Birmingham. Merry Hill Shopping Centre is also only a few minutes away.

DESCRIPTION

The property comprises to adjacent single storey industrial units of brick construction and cladded roof.

- Unit 32 comprises 430 sq ft (39.95 sq m)
- Unit 40 comprises 430 sq ft (39.95 sq m)

The estate is subject to a service charge (payable by the tenant) to ensure ongoing good estate management.

TENURE

The property is available freehold subject to the existing tenancy.

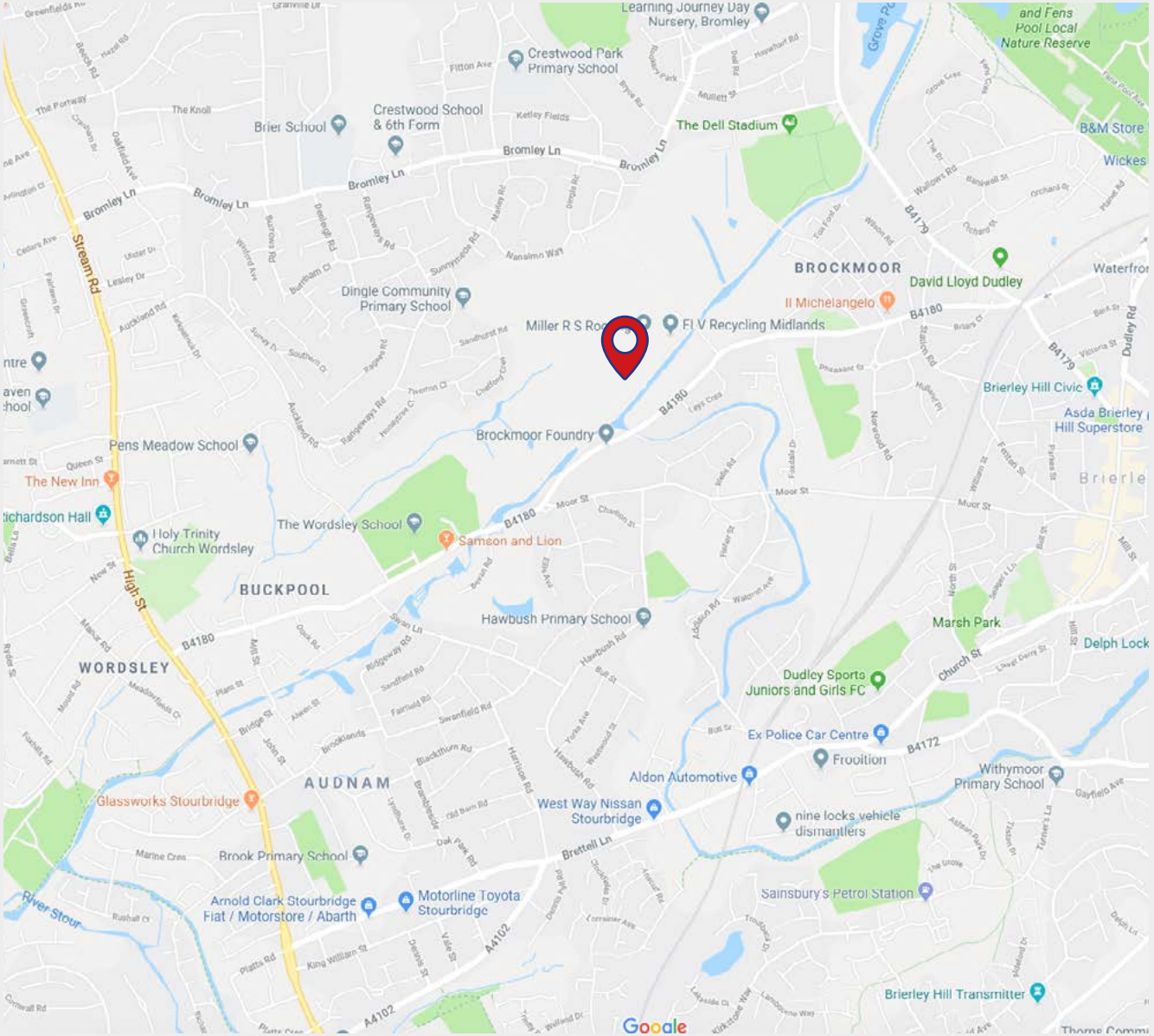
TENANCIES

Unit 32 is let on a new 10 year full tenant repairing lease to Simon Kirkham at a rent of £3,380 p.a. which is to be reviewed in the fifth year of the term to the greater of RPI or market rent.

Unit 40 is let on a new 10 year full tenant repairing lease to Matthew Harper at a rent of £3,380 p.a. which is to be reviewed in each third year of the term to the greater of RPI or market rent.

Each lease is subject to a tenant only break clause at the 5th year subject to 12 months prior written notice.

It should be noted that both break clauses are subject to lengthy notice periods giving the freehold ample time to re-let the units, in the unlikely event that notice is served.



PRICE

£80,000

VAT

VAT is payable on the sale price and the transaction will be treated as a transfer of a going concern.

OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact Nigel Dale FRICS by email on ndale@sam-llp.com or by telephone on 07391 430060

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