

**FOR SALE - FOR SALE SMALL INDUSTRIAL UNIT INVESTMENT OPPORTUNITY ON HIGH TENANT DEMAND ESTATE LET ON A NEW FULL TENANT REPAIRING LEASE WITH 3 YEARLY RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.**

*Unit 49a Premier Industrial Estate, Leys Road, Brierley Hill, West Midlands, DY5 3UP.*

**PRICE - £150,000 | RENT - £13,520 P.A. | YIELD - 9.02%**

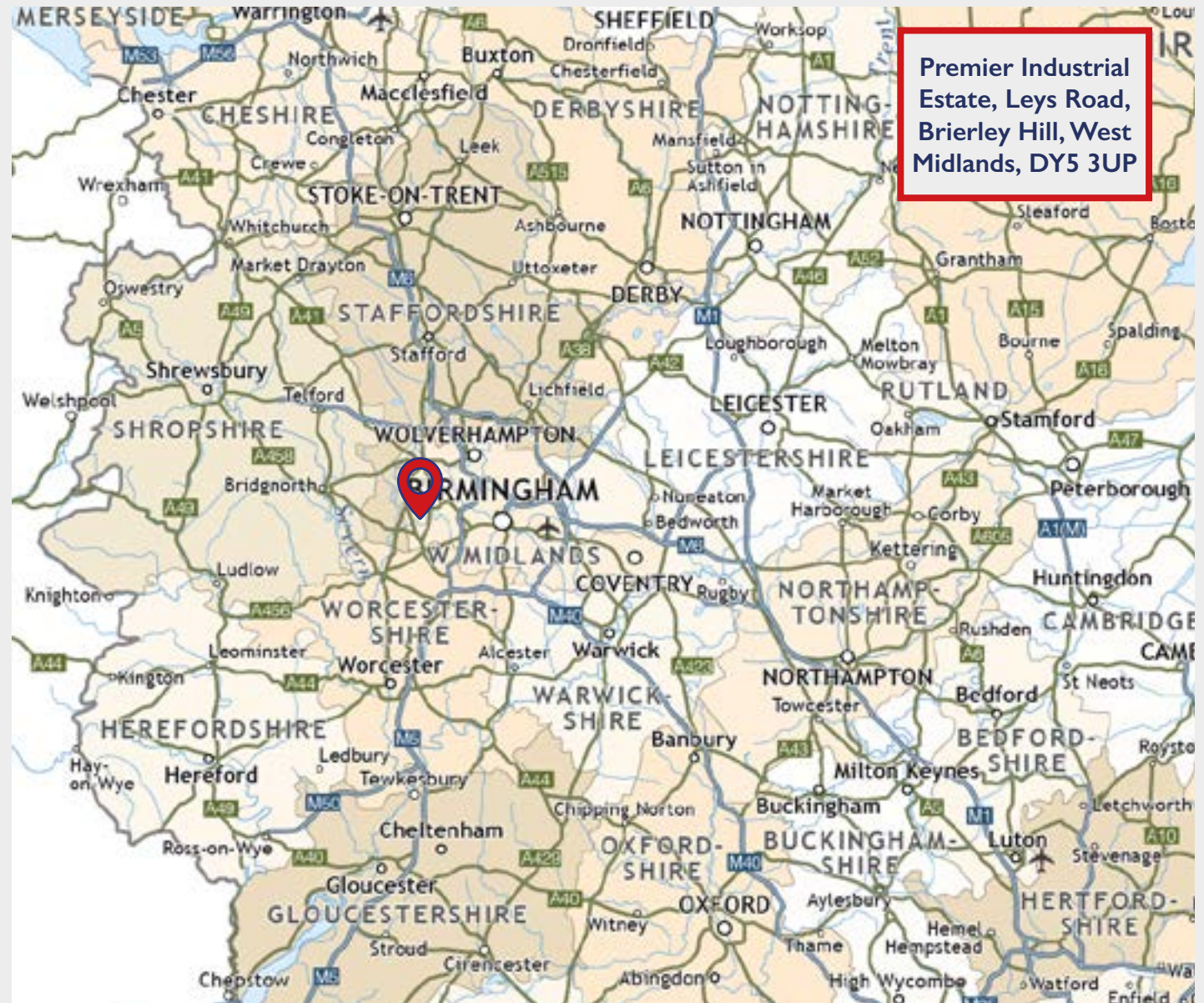
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# LOCATION

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 from Dudley and 12 miles from Birmingham. Merry Hill Shopping Centre is also only a few minutes away.



## DESCRIPTION

The property comprises a single storey industrial unit of traditional design and materials of brick and profile cladded external walls and cladded roof, and has a gross internal floor area of 1,800 sq ft (167 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.

## TENANCY

The property is let to Paul Sheldon on a 10 year full tenant repairing lease from 15.10.2020 at a current rent of £13,250 p.a. which is due for review in each third year of the term to the greater of RPI or market rent.

There is a tenant only break clause in the lease in the fifth year subject to the giving of 12 months prior notice. This gives the landlord more than ample time to re-let the unit.

The tenant has 10 years experience as a vehicle recovery operator and also carries out ancillary car repairs. He has relocated to this unit from another nearby and has a local loyal following.



## PRICE

£150,000

## 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](mailto:ndale@sam-llp.com) or by telephone on 07391 430060



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