

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING TWO SMALL ADJACENT UNITS LET ON 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT. SUITABLE FOR SIPP PURCHASE.

Units 23 and 24 Premier Industrial Estate, Leys Road, Brierley Hill, West Midlands, DY5 3UP

PRICE - £215,000 | RENT - £19,500 P.A. | YIELD - 9.07%

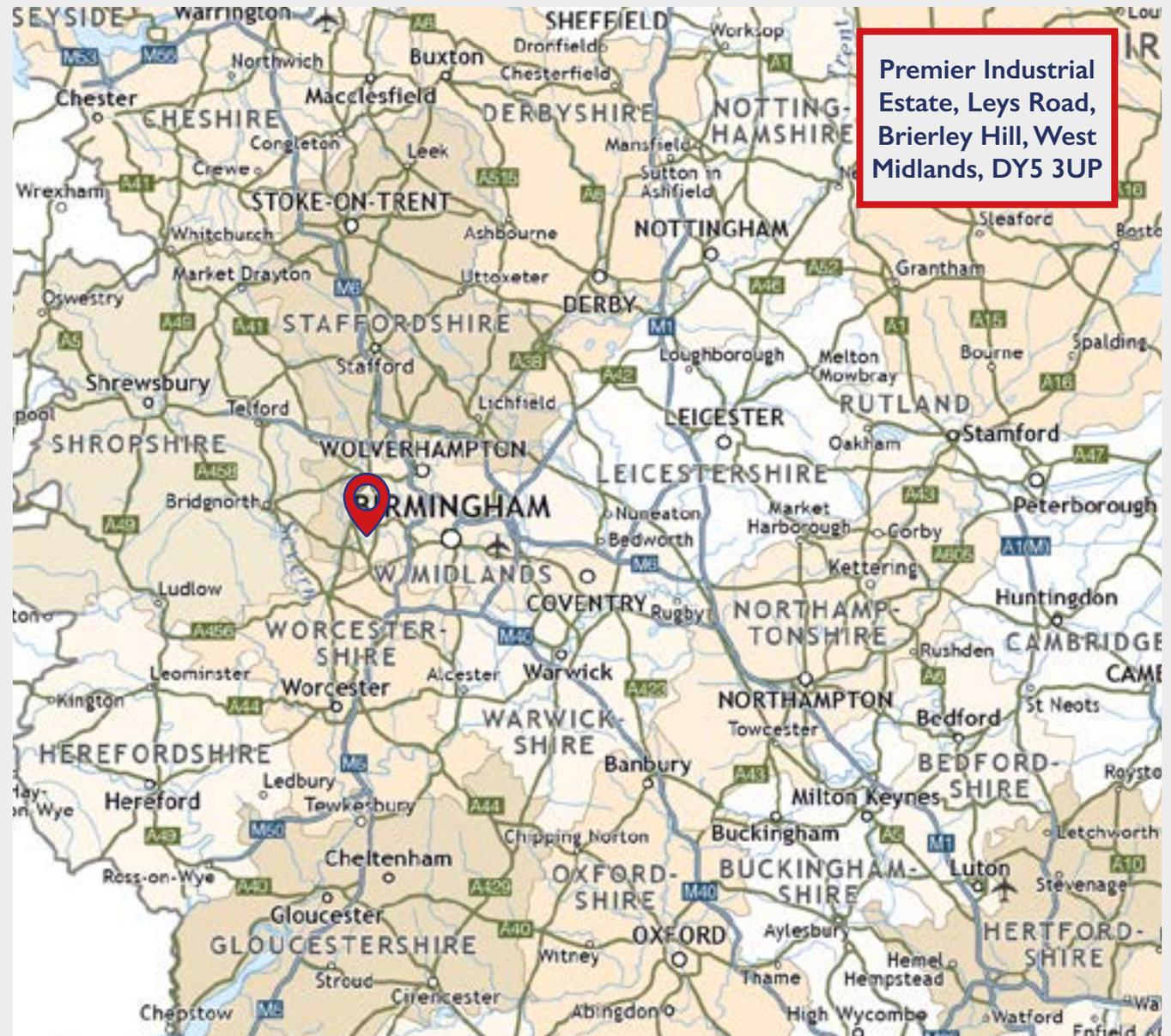
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LOCATION

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 units comprise adjacent self-contained properties with fully refurbished accommodation with main walls of brick and a cladded roof.

- Unit 23 comprises 1,617 sq ft (150 sq m)
- Unit 24 comprises 920 sq ft (85.5 sq m)

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



TENURE

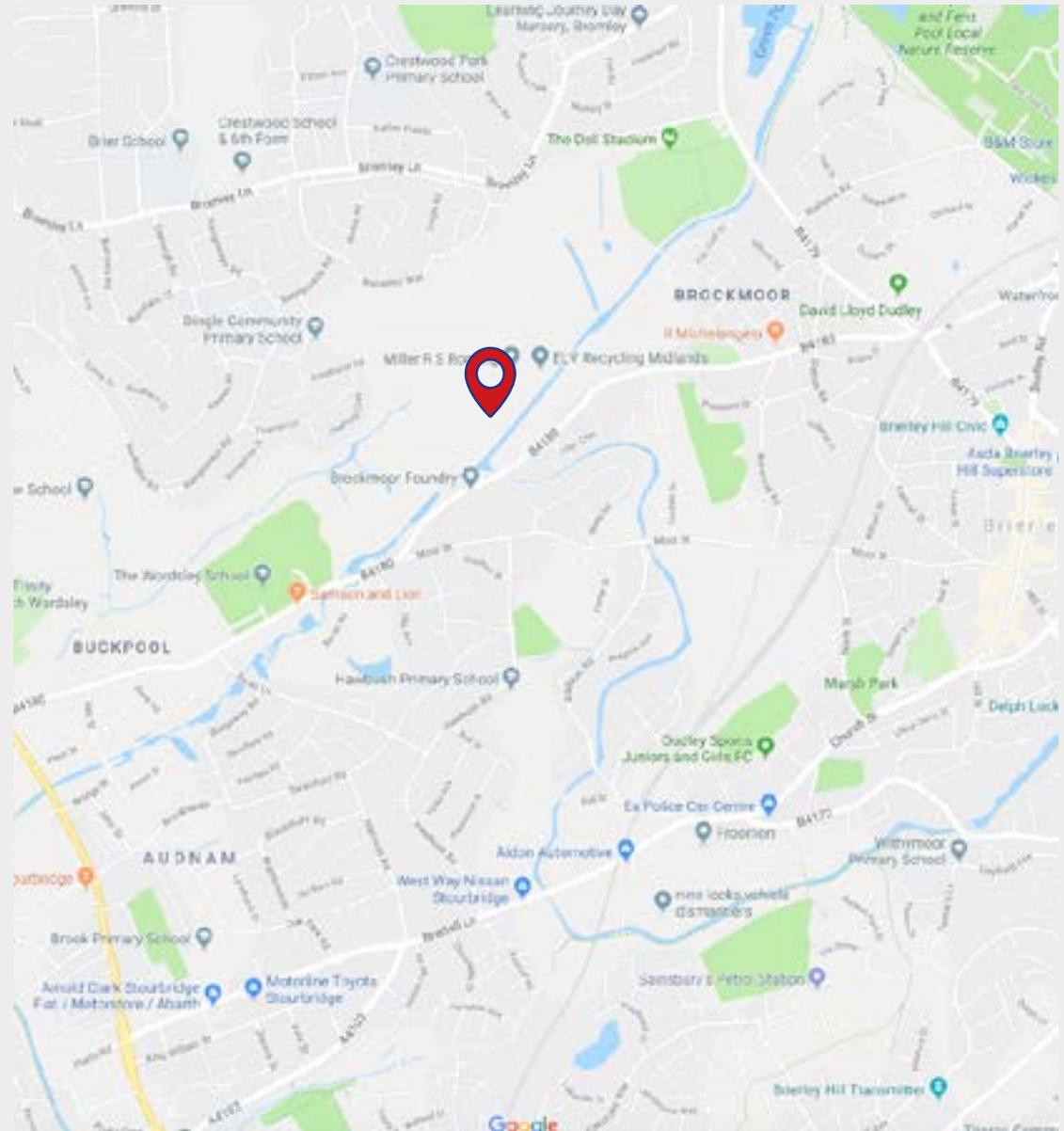
Both units are held freehold and are sold subject to the existing tenancies.

TENANCIES

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice which is more than ample time for the landlord to re-let the unit.

Unit 23 is let to Dean Shivlock from 23.10.2020 at a commencing rent of £12,220 p.a. Dean manufactures and supplies non-mechanical farm work such as gates, fences and stock control gates. He trades as The Hurdle Guy and he has just secured a 6 year contract with a group of farmers in Ireland. Please see: <https://www.facebook.com/groups/914794725639715/photos/>

Unit 24 is let to Adam Taylor from 31.07.2020 at a commencing rent of £7,280 p.a. Adam's company is Redstone Interiors Limited who manufacture rustic tables, benches and garden furniture which are sold on the internet. Please see <https://redstoneinteriorsltd.co.uk/> where the large range of products can be seen together with customer endorsements.



PRICE

£215,000

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



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.