



Tenure

Leasehold. Held on an underlease for a term of 150 years less 10 days from 25th March 1993 (thus having some 124 years unexpired) at a ground rent of a peppercorn.

Location

Brierley Hill is a town within the Metropolitan Borough of Dudley and is located between Dudley and Stourbridge, approximately 11 miles west of Birmingham city centre.

The property is situated overlooking Dudley Canal within the established Waterfront West Business Park, a short distance to the north-east of Brierley Hill town centre.

Occupiers close by include Dudley Borough Council, Dudley Building Society, Copthorne Hotel, West Midlands Ambulance Service, Royal Mail and many others.

Description

The property is arranged on ground and first floors to provide two self-contained office suites, each benefiting from suspended ceilings, raised floors and male and female WCs. The property benefits from 15 designated parking spaces. The property comprises part of a larger building not included in this lot.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

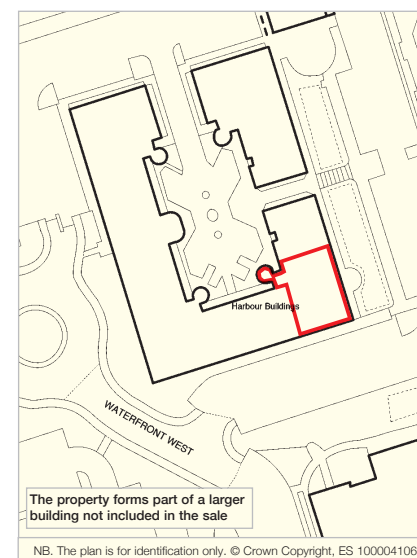
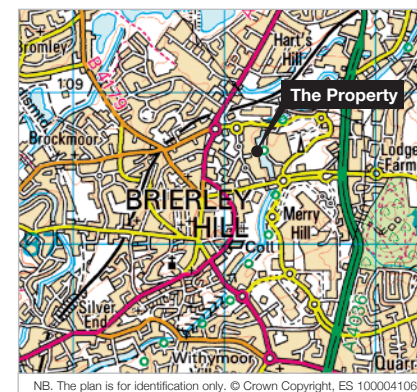
Energy Performance Certificate

For EPC Rating please see website.

Brierley Hill Barberry House 4 Harbour Buildings Waterfront West Dudley Road West Midlands DY5 1LN

- **Leasehold Modern Office Investment**
- Comprises 391.65 sq m (4,216 sq ft) of accommodation
- Situated within the established Waterfront West Business Park
- Includes on-site parking
- Total Current Gross Rents Reserved
£42,000 pa

SIX WEEK COMPLETION AVAILABLE



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Astec Europe Ltd (1)	Ground Floor 8 Parking Spaces 196.05 sq m (2,110 sq ft)	5 years from 07.07.2017 Rent review 07.07.2020 Tenant's option to break 06.07.2020 (4) Effectively FR & I with service charge	£21,000 p.a.	Rent Review 2020
First	Cedar Underwriting Ltd (2) (with guarantee from Commercial Express Quotes Ltd) (3)	First Floor 7 Parking Spaces 195.60 sq m (2,106 sq ft)	5 years from 25.05.2018 Effectively FR & I with service charge, subject to a schedule of condition	£21,000 p.a.	Reversion 2023
		Total 391.65 sq m (4,216 sq ft)	Total £42,000 p.a.		

(1) Website Address: www.powerconversion.com

For the year ended 31st December 2017, Astec Europe Ltd reported a turnover of £42.571m, a pre-tax profit of £5.170m, shareholders' funds of £25.901m and a net worth of £25.901m. (Source: Experian 04.09.2018.)

(2) Website Address: www.cedarunderwriting.co.uk

On 21st May 2018 Cedar 2017 Ltd changed their name to Cedar Underwriting Ltd (Source: Experian 04.09.2018.)

(3) Website Address: www.ceqonline.co.uk

For the year ended 31st December 2016, Commercial Express Quotes Ltd reported shareholders' funds of £1,511,340 and a net worth of £1,511,440. (Source: Experian 04.09.2018.)

(4) If Astec Europe Ltd do not break, for the year following the break date, the annual rent shall be deemed to be reduced by £3,500 (excluding VAT).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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