

Blackheath Units 1-8 Causeway Industrial Estate West Midlands B65 8AA

- Freehold Motor Trade, Industrial and Office Investment
- Comprising a total of 1,100.05 sq m (11,842 sq ft) of accommodation
- Units 4-8 benefit from a secure yard
- Prominent location to north of town centre
- Total Current Rents Reserved **£42,275.08 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

The town of Blackheath lies some 7.5 miles west of Birmingham, between Halesowen and Oldbury. The town is well connected by road, with Junction 2 of the M5 Motorway a short distance to the north-west. Rowley Regis Rail Station is within half a mile and provides regular services to Birmingham.

The property is situated on the south side of Causeway, which runs parallel to the A4100 (Henderson Way). The units are located a short distance from the main retail pitch of Blackheath.

Occupiers close by include Lloyds Bank, Wilko, Lidl, Iceland, Heron Foods, Sainsbury's and a number of other retail and industrial units.

Description

Units 1-2 are arranged over ground and first floors to provide office accommodation. Unit 3 is on ground floor only and is presently used as a car body shop. Units 4-8 are arranged over ground and first floors and provide a tyre/servicing centre with storage to the first floor.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-----------|---|--|--|------------------------|-----------------------------------|
| Units 1-2 | Nationwide Fire & Security (UK) Limited | Ground Floor 131.80 sq m (1,419 sq ft) First Floor 83.30 sq m (897 sq ft) Total 215.10 sq m (2,316 sq ft) | 6 years from 25.02.2016 Rent review February 2020 FR & I | £9,000 p.a. | Tenant break option February 2020 |
| Unit 3 | Individual | Ground Floor (GIA) 126.60 sq m (1,363 sq ft) | 3 years from 18.07.2016 FR & I | £8,275.08 p.a. | Tenant break option December 2017 |
| Units 4-8 | Individual | Ground Floor (GIA) 401.60 sq m (4,323 sq ft) First Floor (GIA) 356.75 sq m (3,840 sq ft) Total (GIA) 758.35 sq m (8,163 sq ft) | 10 years from 01.04.2013 Rent review April 2020 FR & I | £25,000 p.a. | Tenant break option April 2020 |
| | | Total 1,100.05 sq m (11,842 sq ft) | Total £42,275.08 p.a. | | |

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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