

West Bromwich

Unit 1 Kenrick Way

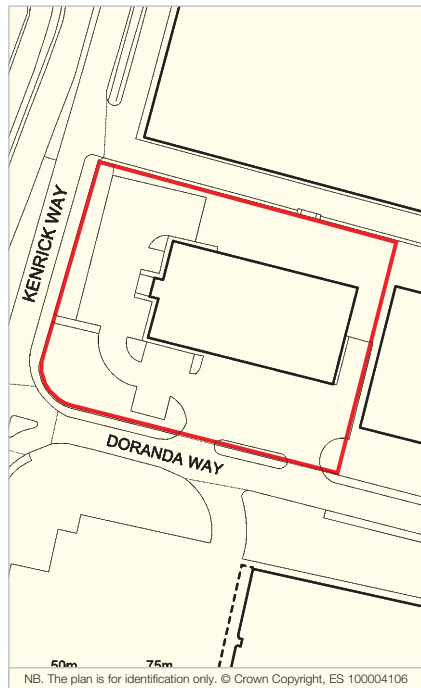
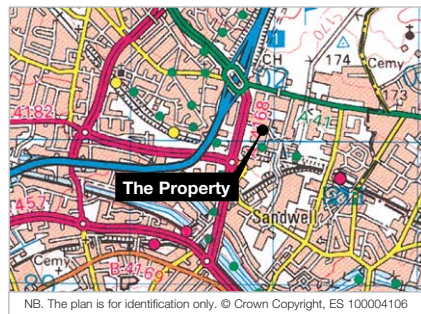
West Midlands

B71 4LB

- **Modern Trade Counter Investment**
- Close to M5 motorway (Junction 1)
- Well established estate
- Let to Edmundson Electrical Ltd on a lease expiring 2017
- Rent Review 2012
- Current Rent Reserved

£58,850 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

West Bromwich forms part of the extensive West Midlands Conurbation which occupies a strategic location at the junction of the M5, M6 and M40 motorways. The property is on an established estate immediately to the east of the M5 (Junction 1), access to which is via the A41 Birmingham Road. Occupiers close by include West Bromwich Albion FC, Anchorfast and Europcar.

Description

The property is arranged on ground and mezzanine floors to provide a modern trade counter/warehouse building, having 3 loading doors, integral offices and car parking to front and rear. Internally the lessee has erected an extensive mezzanine and also extended the unit to the east.

The property provides the following accommodation and dimensions (agreed at the last rent review):

Ground Floor	1,250.0 sq m	(13,455 sq ft)
Mezzanine (1)	722.6 sq m	(7,779 sq ft)
Extension (1)	145 sq m	(1,560 sq ft)

(1) The tenant has constructed the extension and the major part of the mezzanine, which are documented in the licence for alterations.

Tenancy

The entire property is at present let to EDMUNDSON ELECTRICAL LTD on a lease originally for a term of 25 years from 23rd October 1984 at a current rent of £58,850 per annum, exclusive of rates. The lease was extended in 2007 to expire on 25th March 2017 with 1 further review in 2012 and contains full repairing and insuring covenants.

Tenant Information

Edmundson Electrical Ltd trade from over 250 locations and is the leading distributor of electrical equipment to trade and industry in the UK. (Source: www.edmundson-electrical.co.uk). For the year ended 31st December 2009, Edmundson Electrical Ltd reported a turnover of £788.1m, a pre-tax profit of £45.3m and a net worth of £159.2m. (Source: riskdisk.com April 2011.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 96 West Bromwich**.

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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