



Tenure

Freehold.

Location

Birmingham is the UK's 'Second City' and the administrative centre of the West Midlands serving a population of some 1 million and is located at the heart of the national motorway network. The M5 and M6 give access to London, the North-West and the South-West of England.

The property is situated approximately 4 miles north-east of Birmingham city centre in an established industrial and distribution location fronting the A38 (Kingsbury Road). Junction 5 of the M6 motorway is within 1 mile of the property.

Occupiers in the vicinity include Jaguar, Land Rover, British Car Auctions, Topps Tiles and Enterprise Rent a Car.

Description

The property is arranged on ground and mezzanine floors to provide a trade counter and warehouse unit on the ground floor with ancillary accommodation on the mezzanine floor. The property benefits from a large site presently used for storage and car parking. The property provides the following accommodation:

Ground Floor	889.85 sq m	(9,579 sq ft)
Mezzanine*	466.65 sq m	(5,023 sq ft)
Total	1,356.50 sq m	(14,602 sq ft)

*Believed to be tenant's improvements

Tenancy

The entire property is let to HSS HIRE SERVICE GROUP LTD for a term of 10 years from 25th December 2010 at a current rent of £92,500 per annum, exclusive of rates.

The lease provides for fixed rent uplifts during the first five years of the term as follows:

25th December 2012	£95,000
25th December 2013	£97,500
25th December 2014	£100,000

The lease contains full repairing and insuring covenants. There is a tenant only break option on 25th December 2017, subject to 6 months' prior written notice. (1)

Tenant Information

Website Address: www.hss.com

For the year ended 31st December 2011, HSS Hire Service Group Ltd reported a turnover of £168.55m, a pre-tax profit of £12.208m and shareholders' funds and a net worth of £38.165m. (Source: riskdisk.com 21.09.2012)

VAT

VAT is applicable to this lot.

Documents

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

Birmingham

Unit 4 Nickel Works 635 Kingsbury Road Erdington West Midlands B24 9PP

- **Freehold Trade Counter Investment**
- Let to HSS Hire Service Group Ltd on lease expiring 2020 (1)
- Prominently situated fronting the A38 in established industrial and distribution location
- Low site cover
- Fixed rent uplifts during first five years of term
- Open market Rent Review 25th December 2015
- Current Rent Reserved

£92,500 pa

**with Fixed Uplifts to
£95,000 pa on
25th December 2012,
£97,500 pa on
25th December 2013
and £100,000 pa on
25th December 2014**

**SIX WEEK COMPLETION
AVAILABLE**



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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