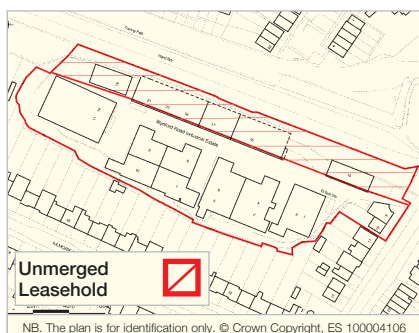
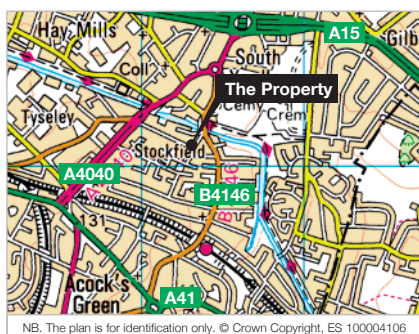


# Acocks Green Wynford Industrial Estate and Wynford House, Wynford Road West Midlands B27 6JP

- **Freehold Multi-Let Industrial and Residential Investment**
- Comprising 21 industrial units totalling 5,468.86 sq m (58,867 sq ft) plus two residential flats
- Site area approximately 1.28 hectares (3.17 acres)
- Well located in established industrial area close to Birmingham Airport
- Asset management opportunity
- Future residential development opportunity (1)
- Total Current Gross Rents Reserved  
**£151,650 pa**



## Tenure

Freehold.

Please note there is an unmerged interest held for a term of 80 years from 24th June 1965. For clarity, the sellers are offering the freehold interest of the whole site.

## Location

Acocks Green is a suburb of Birmingham situated some 4 miles south-east of the city centre, equidistant between Birmingham centre and Solihull. Warwick Road (A41) provides access to the M42 Motorway (Junction 5). The property is situated in a mixed commercial and residential area on the west side of Wynford Road, adjacent to Grand Union Canal to the north, less than a mile from Acocks Green Rail Station to the south and about 6 miles away from Birmingham Airport. The immediate area surrounding the estate is residential.

## Description

The property comprises a 1960s multi let industrial estate with a total of 21 units with a floor area of 5,468.86 sq m (58,867 sq ft) on a site area of 1.28 hectares (3.17 acres). The property also includes a detached former residential property situated at the entrance of the estate which provides two residential flats and commercial premises on the ground floor.

**21 Industrial Units Totalling 5,468.86 sq m (58,867 sq ft)**

**Wynford House – Commercial Unit and Two Flats**

**Site Area Approximately 1.28 Hectares (3.17 Acres)**

## VAT

VAT is not applicable to this lot, with the exception of Unit 15, where a VAT election has been made. Unit 15 represents approximately 4% of the estate and therefore VAT will apply to 4% of the price. Please refer to the Special Conditions of Sale.

## Planning (1)

The entire site, subject to obtaining all the necessary consents, may benefit from residential development. All enquiries should be referred to the local authority, Birmingham City Council ([www.birmingham.gov.uk/planning](http://www.birmingham.gov.uk/planning)) and The British Waterways Board.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Ratings please see website.

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

**Seller's Solicitor** Nathan Iwanier, Bude Nathan Iwanier. Tel: 0208 209 2442 e-mail: [ni@bnlaw.co.uk](mailto:ni@bnlaw.co.uk)



Units 1-21 (excluding 15)



Units 17-21



Units 11-14



Units 7 & 8

No.	Present Lessee	Accommodation	Lease Terms (3)	Current Gross Rent £ p.a	Next Review/Reversion
Unit 1 & 2	RMK Tooling	Ground Floor (1) 529.37 sq m (5,698 sq ft)	A lease expired 25.06.2014	£12,000 p.a.	Holding over
Unit 3 & 4	Letsbet Ltd (in occupation since 1979)	Ground Floor (1) 479.56 sq m (5,162 sq ft)	2 year lease from 25.09.2016	£12,000 p.a.	Reversion 2018
Unit 5	Mr Belen Soran	Ground Floor (1) 269.70 sq m (2,903 sq ft)	Lease expired	£7,200 p.a.	Holding over
Unit 6	Ayman Cars Ltd	Ground Floor (1) 269.70 sq m (2,903 sq ft)	12 month licence from 25.06.2015	£8,000 p.a.	Holding over
Unit 7 & 8	S&K Shopfronts & Shutters Ltd	Ground Floor (1) 586.77 sq m (6,316 sq ft)	2 year lease from 25.10.2016	£12,000 p.a.	Reversion 2018
Unit 9	William Durber		1 year lease from 25.10.2013	£5,000 p.a.	Holding over
Unit 10	Durbers Doors Ltd	Total Ground Floor Units 9 & 10 (1) 558.75 sq m (6,015 sq ft)	1 year lease from 25.10.2013	£9,000 p.a.	Holding over
Unit 11-14	Slumber Time Beds Ltd	Ground Floor (1) 901.22 sq m (9,700 sq ft)	2 year lease from 01.07.2016	£18,000 p.a.	Reversion June 2018
Unit 15	Dave Knowles (not in occupation)	Ground Floor (1) 221.00 sq m (2,377 sq ft)	12 month licence from 25.11.2016	£10,000 p.a.	Reversion November 2017
Unit 16	J O'Riordan	Ground Floor (1) 436.26 sq m (4,696 sq ft)	Lease expired 23.03.2004	£15,000 p.a.	Holding Over
Unit 17	Mr Nasar Ahmed	Ground Floor (1) 217.41 sq m (2,340 sq ft)	Lease expiring 24.12.2018	£6,500 p.a.	Reversion 2018
Unit 18	Dempsey Upholstery Ltd (in occupation since 1989)	Ground Floor (1) 227.24 sq m (2,446 sq ft)	2 year lease from 24.12.2016	£6,000 p.a.	Reversion 2018
Unit 19	Sleepline Midlands Beds Ltd	Ground Floor (1) 223.38 sq m (2,404 sq ft)	2 year lease from 24.12.2016	£7,800 p.a.	Reversion 2018
Unit 20	Mr Zeeshan Saleem	Ground Floor (1) 218.51 sq m (2,352 sq ft)	Lease expired 24.06.2016	£6,500 p.a.	Holding over
Unit 21	Mr Kazam Raza	Ground Floor (1) 218.51 sq m (2,352 sq ft)	Lease expired	£5,500 p.a.	Holding over
12/15 Ground Floor	Mr Tom Wall	Ground Floor (2) 111.48 sq m (1,200 sq ft)	Terms unknown	£2,750 p.a.	Holding over
Flat 1	Individual	Part Ground/First Floor Flat Three Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 20.06.2016	£4,800 p.a. (£400 pcm)	Holding over
Flat 2	Individual	First Floor Flat Three Rooms, Kitchen, Shower/WC	12 month Assured Shorthold Tenancy from 10.01.2017	£3,600 p.a. (£300 pcm)	Reversion November 2017
		<b>Total</b> 5,468.86 sq m (58,867 sq ft)	<b>Total Gross Rents £151,650 p.a.</b>		

(1) Areas taken from Valuation Report provided by seller not inspected by Allsop.

(2) Area provided by vendor.

(3) Please note all commercial leases are effectively full repairing and insuring by way of service charge.