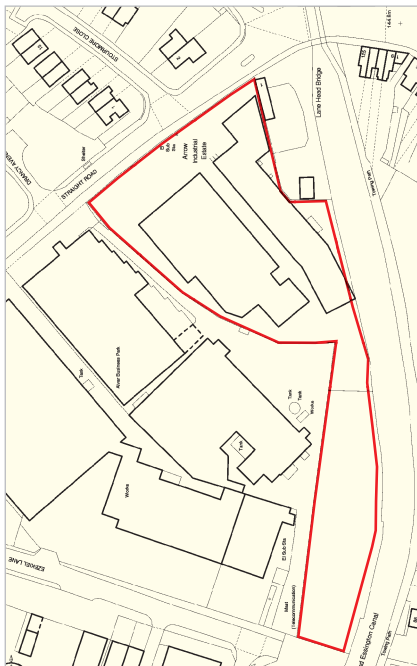


Willenhall Arrow Industrial Estate Straight Road West Midlands WV12 5RA

- **Freehold Industrial Estate Investment**
- Estate comprises 9 units and 1 surfaced yard
- Total built floor area 3,274.25 sq m (35,245 sq ft)
- Total Current Rents Reserved
£146,398.36 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Willenhall, with a population of some 28,000, is located some 14 miles north-west of Birmingham city centre and some 4 miles east of Wolverhampton. The town lies to the north of the A454 Black Country Route, some 2 miles west of Junction 10 of the M6 Motorway. The property forms part of a larger established estate located midway between Willenhall and Bloxwich to the west of the M6 Motorway. The property fronts Straight Road (A462) in a mixed commercial and residential area.

Description

The property comprises an estate of nine industrial units and a surfaced yard at the rear of the main site. The units benefit from roller shutter doors and on-site car parking and provide a total floor area of 3,274.25 sq m (35,245 sq ft) on a site area of 0.965 hectares (2.39 acres).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 65-105 Bands C-E (Copies available on 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 B Lyons Esq, Burgoyne & Co. Tel: 01922 616916 e-mail: ben@burgoynesolicitors.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	D Ratledge	Industrial Unit 246.20 sq m (2,650 sq ft)	6 years from 01.07.2016 Rent review every 3rd year FR & I and service charge	£11,130 p.a.	Rent Review 2019
2	D Ratledge	Industrial Unit 292.65 sq m (3,150 sq ft)	6 years from 01.07.2016 Rent review every 3rd year FR & I and service charge	£14,499.96 p.a.	Rent Review 2019
3	Furniture Nation Ltd	Industrial Unit 512.35 sq m (5,515 sq ft)	6 years from 01.08.2016 (1) Without Review. FR & I and service charge	£23,714.40 p.a.	Reversion 2022 (1)
4	Dizzy Kids Ltd	Industrial Unit 525.80 sq m (5,660 sq ft)	6 years from 01.07.2016 (2) Without Review. FR & I and service charge	£22,800 p.a.	Reversion 2022 (2)
5	Wood by Post Ltd	Industrial Unit 295.40 sq m (3,180 sq ft)	3 years from 08.12.2015 (3) Rent review 2017. FR & I and service charge	£9,500 p.a.	Rent Review 2017 (3)
6	M McCormack	Industrial Unit 207.65 sq m (2,235 sq ft)	6 years from 01.12.2015 (4) Rent review every 3 years. FR & I and service charge	£7,755 p.a.	Rent Review/Reversion 2018 (4)
7	Joinery Supplies Ltd	Industrial Unit 416.65 sq m (4,485 sq ft)	3 years from 01.03.2015 (5) Rent review 01.09.2016 and every 18 months thereafter FR & I and service charge	£10,750 p.a.	Rent Review 2016 (5)
8	C Morgan and R Morgan	Industrial Unit 404.10 sq m (4,350 sq ft)	9 years from 27.03.2014 (6) Rent review every 3rd year. FR & I and service charge	£13,999 p.a.	Rent Review 2017
9	Maher Reynolds Furniture Ltd	Industrial Unit 373.45 sq m (4,020 sq ft)	9 years from 01.02.2012 (7) Rent review every 3rd year. FR & I and service charge	£16,000 p.a.	Rent Review 2018 (7)
10	Wolverhampton Hiab Crane Hire Ltd	Yard approx 0.21 hectares (0.53 acres)	6 years from 01.11.2016 (8) Rent review every 3 years. FR & I and service charge	£16,250 p.a.	Rent Review 2019 (8)

- (1) Lessee's option to break on the third anniversary on 6 months' notice.
(2) Lessee's option to break on 1st July 2019 on 6 months' notice.
(3) Lessee's option to break on 8th June 2017.
(4) Lessee's option to break on 1st June 2017 and 1st December 2018.
(5) Lessee's option to break on 1st September 2016 (not exercised).
(6) Lessee's option to break on the fifth anniversary.
(7) Lessee's option to break annually on 1st March on 6 months' notice.
(8) Lessee's option to break on 1st November 2019 on 6 months' notice.

Total £146,398.36 p.a.