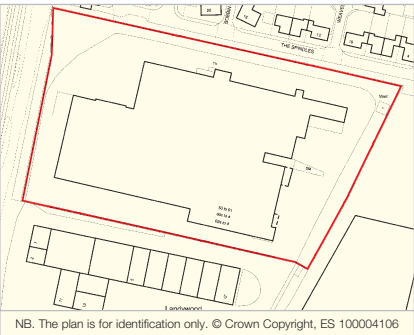
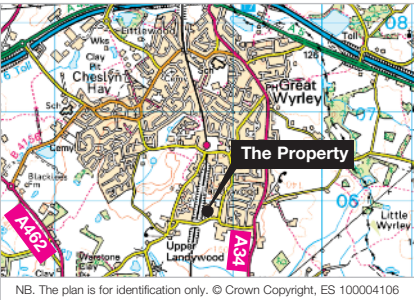


Great Wyrley
Units 50-60
Landywood Enterprise
Park, Holly Lane
West Midlands
WS6 6BD

- **Freehold Industrial Investment**
 - Multi-let industrial estate
 - Comprises 6,974.80 sq m (75,076 sq ft)
 - Site area 1.61 hectares (4 acres)
 - Located close to the M6 (Junctions 10A & 11) and the M54 Motorways
 - Asset management opportunity
 - Potential for alternative use
 - Total Current Rents Reserved
- £157,235.15 pa**

On the instructions of J Gershinson FRICS and J Ring MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location
Great Wyrley is located on the A34, 15 miles north of Birmingham and just to the south of Cannock and the M6 toll road, in South Staffordshire. The property is situated on Landywood Enterprise Park within easy reach to the M54 and M6 Motorways and A34 main road. The immediate area is an established industrial area. Occupiers close by include Royal Mail, ISS Motor Centre and Carpetpoint amongst others.

Description
The property comprises 10 self-contained industrial units arranged on ground floor on a site area of 1.61 hectares (4 acres). Unit 50 is arranged over ground and one upper floor to provide vacant office accommodation. There is a telephone mast to the rear.

VAT
VAT is applicable to this lot.

Planning
The site may lend itself to alternative uses, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

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

Energy Performance Certificate
For EPC Rating please see website.

Units	Present Lessee	Accommodation (1)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
50	Vacant	Ground & First Floor	530.1 sq m	(5,706 sq ft)	-	-	
57	Vacant	Ground Floor	135.6 sq m	(1,460 sq ft)	-	-	
51, 52, 59 & 60	CT Paper	Ground Floor	3,870.8 sq m	(41,665 sq ft)	5 years from 01.02.2012	£80,000 p.a.	
53 & 54	GSR Systems Limited	Ground Floor	1,072.6 sq m	(11,545 sq ft)	5 years from 02.01.2012	£34,635 p.a.	
55, 56 & 58	Chassis Development Services Ltd	Ground Floor	1,365.7 sq m	(14,700 sq ft)	5 years from 01.07.2006. Holding over	£36,300 p.a.	
Phone Mast	T Mobile				20 years from 01.03.2006	£6,300.15 p.a.	
		Total	6,974.8 sq m	(75,076 sq ft)			
							Total £157,235.15 p.a.

(1) Floor areas provided by the Joint Auctioneer.

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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