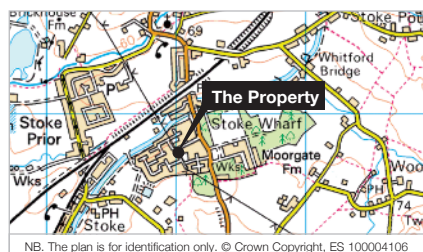


Bromsgrove Premier House Unit 14C Saxon Business Park Stoke Prior Worcestershire B60 4AD

- **Freehold Industrial Investment**
- Located in established industrial park
- Entirely let on a new 5 year lease
- Comprising a total of 224.80 sq m (2,420 sq ft)
- Close to the M5 and M42 motorways
- Current Rent Reserved
£14,800 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Bromsgrove is located some 13 miles south-west of Birmingham, 16 miles north-east of Worcester and is an attractive suburb of the West Midlands conurbation, with a population of some 33,000. The property is situated within the well established Saxon Business Park, which lies a short distance from the M5 and M42. Occupiers close by include a number of national and local industrial traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor warehouse with office and ancillary accommodation on the first floor. The property benefits from 5 car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	175.75 sq m	(1,892 sq ft)
First Floor	49.05 sq m	(528 sq ft)
Total	224.80 sq m	(2,420 sq ft)

Tenancy

The entire property is at present let to ANTAC SUPPORT SERVICES LIMITED for a term of 5 years from 5th April 2018 at a current rent of £14,800 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Website Address: www.antac.co.uk

For the year ended 30th June 2017, Antac Support Services Limited reported a turnover of £19.63m, a pre-tax profit of £529,651 and a net worth of £143,385. (Source: Experian 12.09.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating 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

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