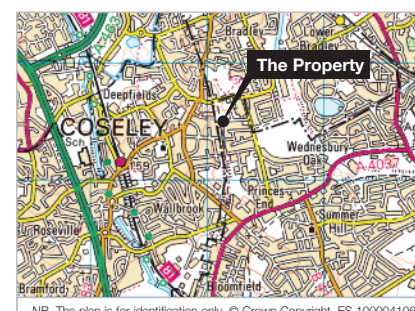


Bilston

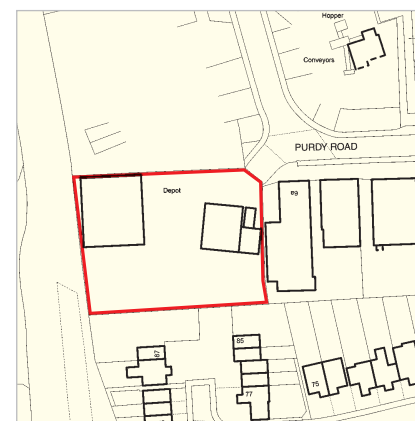
Plot 5 Purdy Road West Midlands WV14 8UB

- **Freehold Industrial Ground Rent Investment**
- Well established industrial and residential area
- Reversion 2066
- Rent Review 2033
- VAT not applicable
- Current Rent Reserved
£8,050 pa

**SIX WEEK COMPLETION
AVAILABLE**



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Tenure

Freehold.

Location

Bilston is situated between Wolverhampton and West Bromwich, some 10 miles north-east of Birmingham and forms part of the West Midlands conurbation. The M6 (Junction 9) is some 4 miles east. The property forms part of an established industrial and residential location and is located on Purdy Road, which runs west off Batemans Hill Road.

Description

The property comprises a site of some 0.243 hectares (0.6 acres) upon which two industrial units have been constructed.

The property provides the following site area:

0.243 Hectares (0.6 Acres)

Tenancy

The site is at present let to PATRICIA M DANIEL for a term of 99 years from 1st September 1967 at a current rent of £8,050 per annum. The lease provides for rent reviews every 33 years of the term to the greater of £440 per annum and the rental value of the vacant site and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.