



Tenure

Freehold.

Location

Tivdale is a West Midlands suburb lying 2 miles east of Dudley town centre, 4 miles west of West Bromwich town centre and 10 miles north-west of Birmingham city centre. The area benefits from good transport links, being just off the A4123 and A461 and has access to both the M5 and M6 motorways.

The property is accessed from Hallbridge Way and is bounded to the north by Tipton Road (A457). Junction 2 of the M5 Motorway is 2 miles to the south and Junction 9 of the M6 some 5 miles north. The area is a mix of industrial and densely populated residential. Adjacent to the property is a large bus depot occupied by Diamond West Midlands.

Description

The entire property extends to a site area of some 0.67 hectares (1.66 acres) and provides a yard area and an industrial unit, together with adopted public highway amenity land and roadside verge.

Tenancy

Part of the property is at present let to URM (UK) LIMITED for a term of 10 years from 14th March 2014 at a current rent of £35,000 per annum. The lease provides for a rent review at the fifth year of the term and contains effectively full repairing and insuring covenants, subject to a schedule of condition. This part of the property comprises a yard with industrial unit presently used as a glass recycling depot and an area of roadside verge.

Site area: 0.38 hectares (0.94 acres).

Industrial unit, ancillary offices/staff 137.5 sq m (1,480 sq ft).

Other Land (1)

The remainder of the property is not let to URM (UK) Limited and comprises an adopted public highway (part of Hallbridge Way) and also amenity land between Hallbridge Way and the canal.

Tenant Information

For the year ended 29th January 2017, URM (UK) Limited reported a turnover of £31,416,596, a pre-tax profit of £2,076,866, shareholders' funds of £13,261,691 and a net worth of £13,261,691. The parent company is Reuse Glass UK Ltd and the ultimate holding company is URM International Pty Ltd. On 14th March 2015 URM (UK) Ltd changed their name from Reuse Collections Ltd. (Source: Experian 02.01.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Industrial Unit EPC Rating 149 Band F (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 89 Tivdale**.

Tivdale Land at Hallbridge Way Tipton Road West Midlands B69 3HW

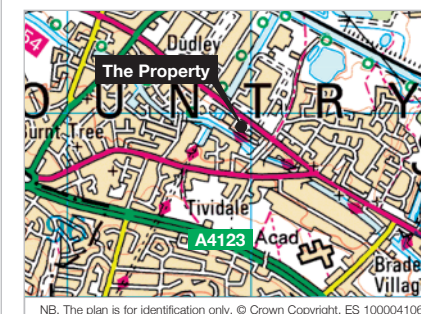
- Freehold Waste/Recycling Centre Investment and Other Land (1)
- Total site area 0.67 hectares (1.66 acres)
- Part let to URM (UK) Ltd
- URM (UK) Ltd Rent Review 2019
- Current Rent Reserved

£35,000 pa

On the Instructions of Viridor Waste Management Ltd



**SIX WEEK COMPLETION
AVAILABLE**



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For precise outline and correct colouring please see Title plan

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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