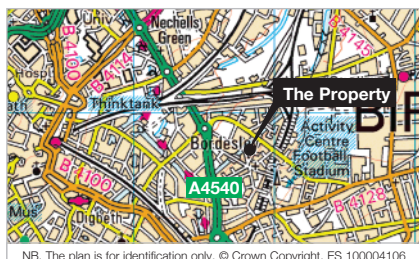


# Birmingham

## 73/74 Lower Dartmouth Street West Midlands B9 4LA

- **Freehold Industrial Investment**
- Located in an established industrial area
- Entirely let until 2048 (no breaks)
- Rent reviews every 7 years to 14.213% of rack rental value of the buildings
- No VAT applicable
- Rent Review December 2022
- Current Rent Reserved  
**£11,200 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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### Tenure

Freehold.

### Location

Birmingham is the UK's 'Second City' and the administrative centre of the West Midlands, serving a population of some 1 million and is located at the heart of the national motorway network. The M40/M6 and M5 motorways give access to London, the North West and the South West of England.

The property is situated to the east of the city centre, on the north side of Lower Dartmouth Street at its junction with Gray Street. The property is a short distance from the A4540 and A45. Occupiers close by include a number of local industrial traders.

### Description

The property is arranged over two units, both over ground and one upper floor to provide an industrial unit comprising a ground floor workshop with offices on the first floor on a 0.5 acre site.

The property provides the following accommodation and dimensions:

<b>Unit 73</b>		
Ground Floor	690.15 sq m	(7,429 sq ft)
First Floor	135.85 sq m	(1,462 sq ft)
<b>Unit 74</b>		
Ground Floor	812.40 sq m	(8,745 sq ft)
First Floor	129.05 sq m	(1,389 sq ft)
<b>Total</b>	<b>1,767.45 sq m</b>	<b>(19,025 sq ft)</b>

### Tenancy

The entire property is at present let to CAPITAL INVESTMENTS (MIDLANDS) LIMITED for a term of 75 years from 25th December 1973 at a current rent of £11,200 per annum. The lease provides for rent reviews every seventh year of the term to 14.213% of the rack rental value of the buildings 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.allstop.co.uk](http://www.allstop.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

**Seller's Solicitor** Ms A Qureshi, Veale Wasbrough Vizards. Tel: 0121 227 3304 e-mail: [aqureshi@vww.co.uk](mailto:aqureshi@vww.co.uk)