



# WAREHOUSE/OFFICE INVESTMENT PREMISES - FOR SALE

Unit 3, Croft Industrial Estate, Dunster Road, Chelmsley Wood, Birmingham, B37 7UU



1,180 SqFt (109.62 SqM) | £137,500 offers in excess of

## Key Features

- Rare opportunity to acquire investment premises
- Well presented accommodation
- Within easy access of M42 motorway and A452 Chester Road
- Subject to a lease dated 9th March 2020 for a term beginning on the 7th February 2019 and expiring on the 6th February 2024 at a passing rent £9,000 per annum exclusive
- Situated within a popular local trading estate
- Sale price - offers in excess of £137,500



## LOCATION

The property is located on Croft Industrial estate approached from Dunster Road in Chelmsley Wood, accessed via the A542 Chester Road. The premises are well located for access to the Midland Motorway Network including Junction 4 of the M6 Motorway and Junction 7 of the M42, in addition the M5 and M6 Toll are within reasonable distance. Chelmsley Wood is a suburb to the north east of Solihull and east of Birmingham. The location also provides good access to Birmingham International Airport and the National Exhibition centre.

## DESCRIPTION

The property comprises a centre terraced business unit predominantly in office use of brick and block construction beneath a mono pitched corrugated profile sheet roof incorporating roof lights. The property is situated within a popular local trading estate on the outskirts of Chelmsley Wood.

We understand that the building is held on a long ground lease expiring in 2117 subject to a peppercorn ground rent.

Area	SqFt	SqM
GROUND FLOOR	993	92.25
FIRST FLOOR	187	17.37
<b>Total Floor Area</b>	<b>1,180</b>	<b>109.62</b>

## LEASE

The property is subject to an occupational lease dated 9th March 2020 for a term beginning on the 7th February 2019 and expiring on the 6th February 2024 at a passing rent of £9,000 per annum exclusive. We understand that the lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 - solicitors to verify.

## ASKING PRICE

£137,500 offers in excess of

## BUSINESS RATES

Rateable Value £11,750 obtained from the Valuation Office Rating List. Rates Payable 2023/2024 £5,863.25 prior to any transitional arrangements. Interested parties are advised to make their own enquiries with the Local Authority (Solihull) for verification purposes.

## SERVICE CHARGE

We are not aware of any service charge applicable to this property. This is to be verified by solicitors.

## EPC

Energy Performance Asset Rating Band E - 101. Dated 17 December 2022.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

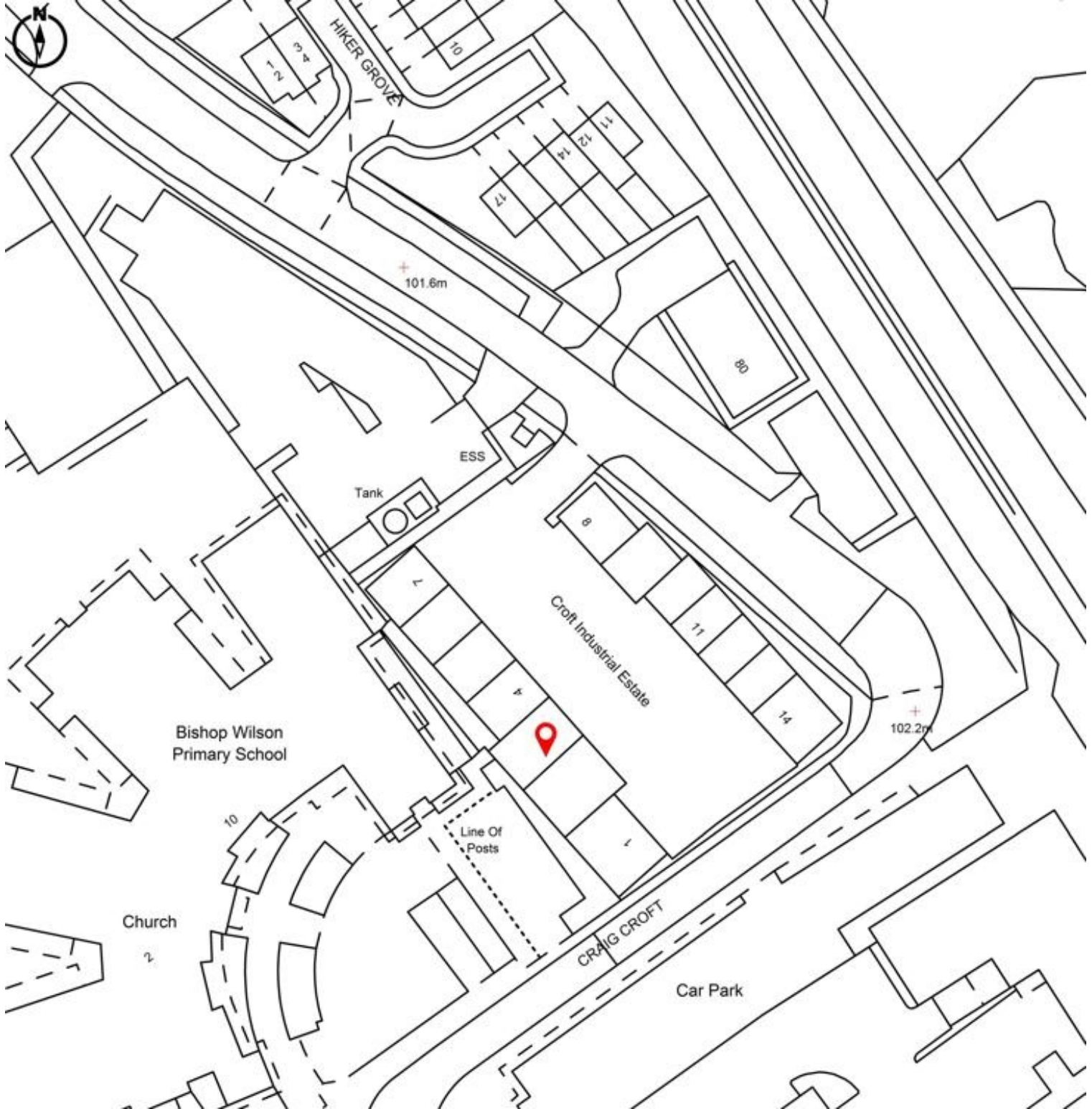
All figures are quoted exclusive of VAT which we are advised will not be payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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