

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT UNIT LOCATED ON A REFURBISHED POPULAR ESTATE. THE UNIT IS LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASE WITH RENT REVIEWED EVERY 3 YEARS TO THE GREATER OF RPI OR MARKET RENT.

Unit 10 St. Anne's Industrial Estate, St Annes Rd, Willenhall, WV13 1SA

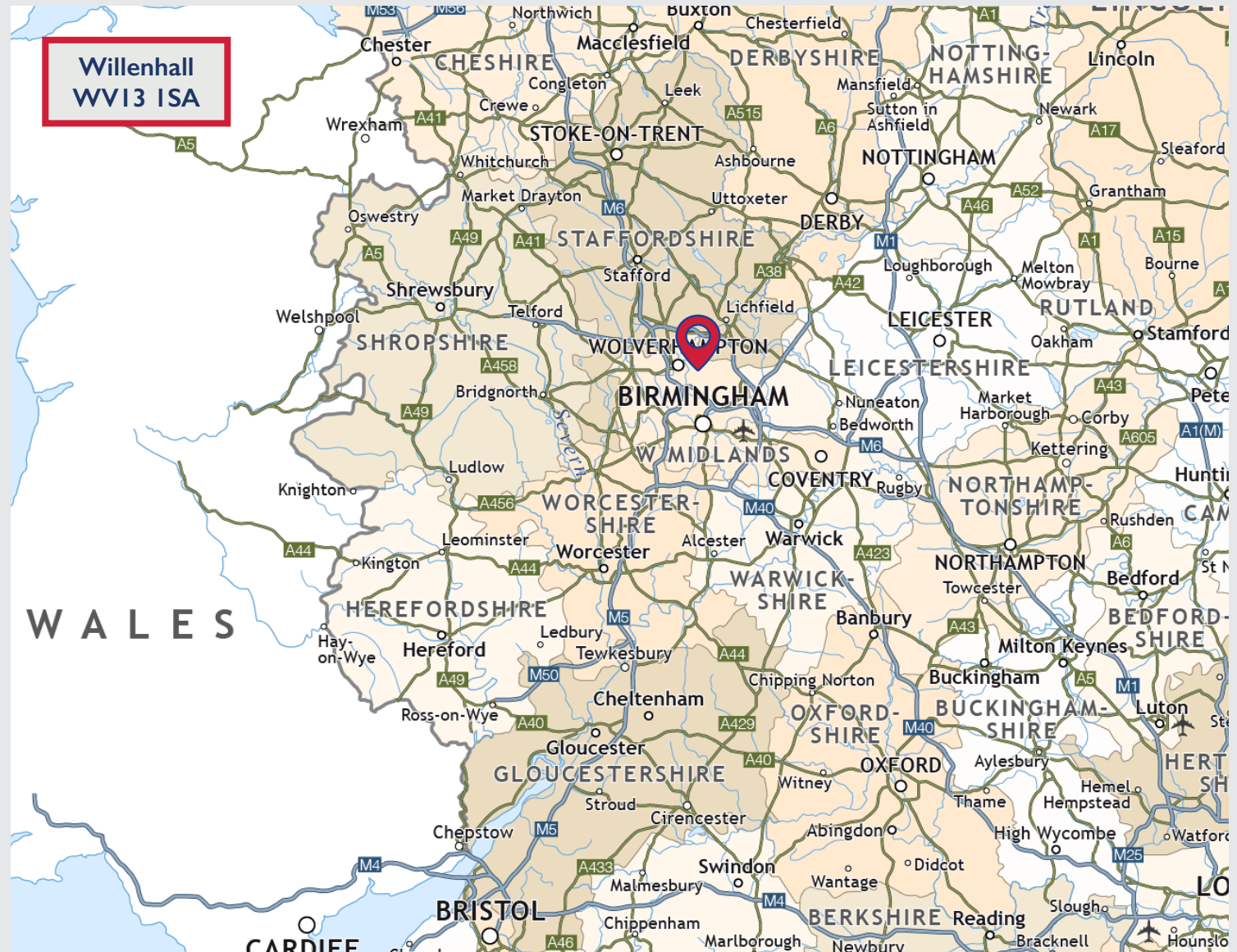
PRICE - £185,000 | TOTAL RENT - £15,600 p.a. | YIELD – 8.5%

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LOCATION

Situated within one mile of Willenhall, St Anne's Industrial estate is positioned approximately 4.5 miles from Wolverhampton City Centre with Junction 10 of the M6 motorway approximately two miles to the south east via the Black Country Route A454. It offers excellent connectivity to the Midlands motorway network and the locality. The property is located within a well-known industrial location and boasts a variety of occupiers as well as offering versatility in unit size. Willenhall's heritage was forged in lock and key manufacturing which feature prominently on the town's Coat of Arms. This history is honoured at the museum, known as the Locksmith's House. In more recent times the town has become the headquarters for Poundland. At the 2011 census the town's population was estimated at 28,480.



DESCRIPTION

The whole estate contains 15 commercial units of varying sizes, ranging from 1,100 up to 3,500 sq. ft., as well as providing an external yard extending to approximately 0.43 acres (0.173 hectares). The units are of mixed construction but in the most part are steel portal framed with either asbestos sheet or profile roof panelling. All units are accessed via roller shutter doors and benefit from all mains utilities and independent W/C facilities. The site has a prominent access from St. Anne's Road and features a good ratio of on-site parking. Unit 10 measures approximately 1759 sq ft (163 sq m).



TENURE

The property is held freehold and sold subject to the existing lease.

TENANCY

The property is let to Airidas Damaroda on a new 10 year full tenant repairing lease from 01/10/2021 with rent reviews at each third year of the term, to the greater of RPI or market rent. The lease is subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice. In the unlikely event that the tenant serves notice, the freeholder then has ample time to re-let the unit.



PRICE

£185,000

VAT

The property is elected for VAT.

CONTACT

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact Nick Twigg MRICS by email at nick@reinvestors.co.uk or by telephone on 07538 325979.



ADDITIONAL INFORMATION The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.