

Collier Close,  
Walsall,  
WS8 7EU

Commercial Investment Opportunity: £650,000



## KEY FEATURES:

- Investment opportunity
- Tenant has been in the occupation since 1991
- Fully let with rental income of £35,000 Per Annum
- Industrial unit with a yard (0.7 acre site)
- Excellent accessibility to the A5

## DESCRIPTION

This property boasts a generous expanse of industrial space, encompassing 5,469 square feet (508 square meters) across the ground floor. The premises offer the advantage of multiple roller shutters and are situated within an expansive 0.7-acre plot, inclusive of yard space.

Presently, the property is fully tenanted by Express Reinforcements, a tenant with a longstanding occupancy history dating back to 1991, with a passing rent of £35,000 per annum.

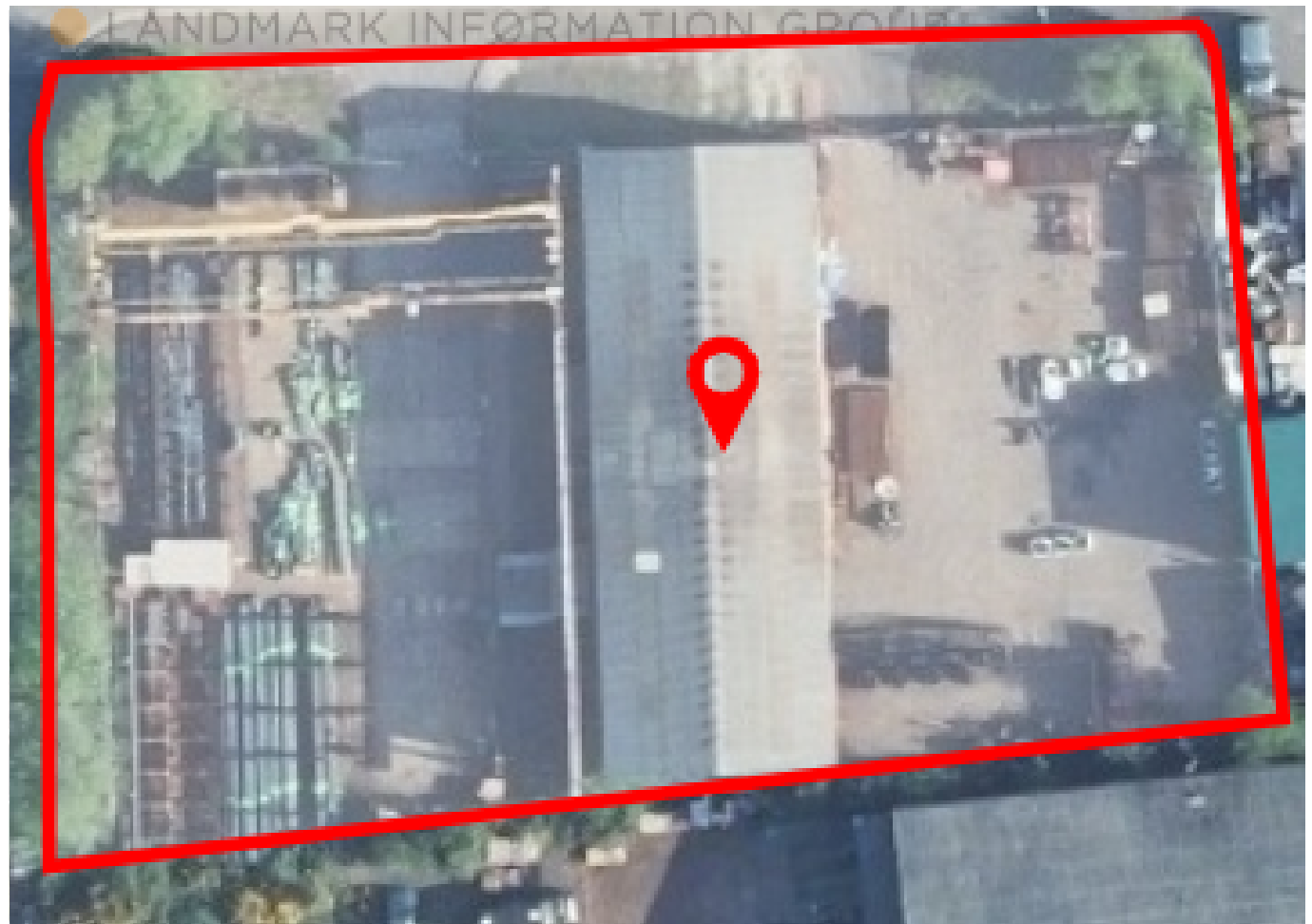
## LOCATION

The property is positioned at Collier Close within Coppice Side Industrial Estate, in a primarily commercial environment. This industrial estate is positioned to the northwest of Brownhills town centre, within the Walsall area. One of the property's key strengths lies in its excellent accessibility, with Watling Street (A5) being approximately 1.5 miles to the south and the M6 Toll Road being roughly 2.5 miles away

## TENANCY OVERVIEW

Additional information for the property can be given upon request.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## PRICE

£650,000 (Six Hundred and Fifty Thousand Pounds)

## TERMS

The property is offered for sale as an Investment Sale, where the Freehold is sold with a tenant in occupation.

## BUSINESS RATES

Interested parties should check the Rateable Value with the local authority Walsall Metropolitan Borough Council.

## VAT

All figures quoted are exclusive of VAT which may be payable in addition.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

Energy Performance Certificate rating D - Certificate Valid until 6th October 2032. A copy of the certificate can be provided upon request.

## VIEWINGS

Strictly by prior appointment through Agents - AE Commercial

## CONTACT US

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