

For Sale

Open Storage Land/Development site

Middlemore Lane,  
Aldridge,  
WS9 8DL



Approximately 4.51 acres (1.82 hectares)

- Rare income producing development site
- Outline planning permission obtained

## Location

The site is located off Middlemore Lane in Aldridge approximately half a mile to the west of Aldridge Town Centre.

Middlemore Lane leads to the A454 (Walsall Road) providing access to Walsall town centre, circa 2 miles to the south west and onwards to Junction 10 of the M6 motorway.

The nearby A461 (Lichfield Road) provides access to the M6 Toll Road approximately 4 miles to the north. Birmingham city centre lies approximately 9 miles to the south.

## Description

The site provides a secure open storage compound with dual access points onto the road. The site also benefits from the following lease:

Half the site is let to Turners of Soham producing £80,000 per annum. The lease terminates in May 2030 with their being a mutual break option May 2025 (subject to 12 months notice). There is a rent review after the 5<sup>th</sup> year.

Current ground surveys are available for interested parties.

## Site Area

The site comprises 4.51 acres (1.82 hectares).

## Planning

Outline planning permission has been obtained for 2 buildings as detailed in the outline planning permission 21/0572.

## Price

Guide price of £3.2m exclusive.

## Tenure

Freehold.

## VAT

All figures quoted do not include VAT, which will be payable at the prevailing rate.

## Opportunity

Ideal opportunity for an owner occupier/investor to acquire a site which is in part income producing.

Retain as an investment or redevelop in 2025 (or sooner subject to relocating the existing tenant).

## Viewings

Strictly by appointment with the sole agents, KWB.

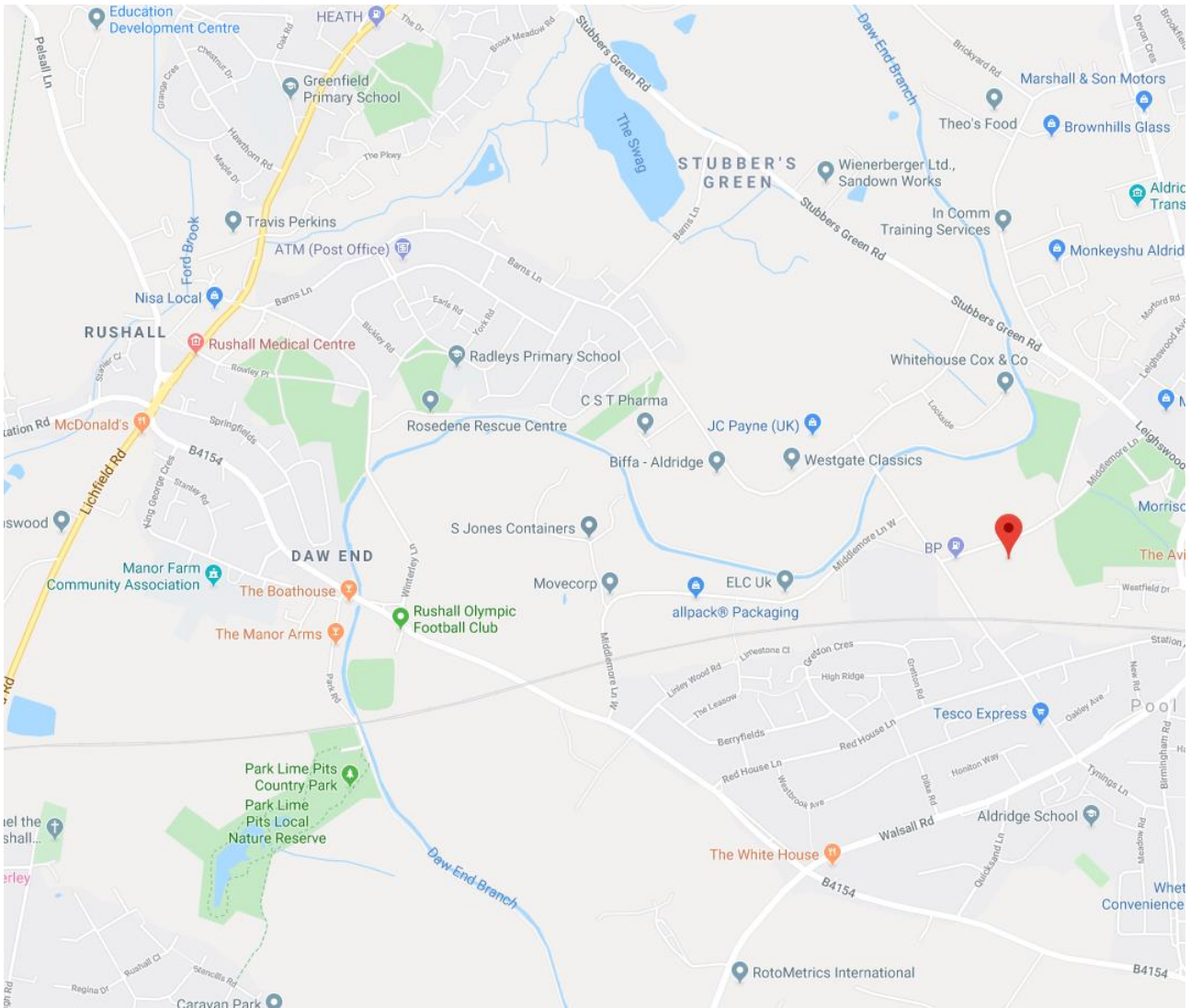
## Kenny Allan

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