

**Lot 32, Kwik-Fit, Mill Lane, Halesowen,**

**West Midlands B63 3JE**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



# Lot 32, Kwik-Fit, Mill Lane, Halesowen, West Midlands B63 3JE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



## Property Information

### Prominent Freehold Tyre Depot Investment

- Entirely let to Kwik-Fit Properties Limited
- Lease expired March 2022 (Tenant holding over)
- Tenant in occupation for at least 25 years
- Approximately 5,058 sq ft with parking for about 12 cars
- Prominent location just off A459 (Bromsgrove Street) and close to B&Q, Wickes, Howdens, Aldi, KFC, McDonald's and Papa Johns
- Immediate Asset Management Opportunities and possible Redevelopment potential (subject to lease and consents)

#### Lot

32

#### Auction

22nd September 2022

#### Rent

£42,500 per Annum Exclusive

#### Status

Available

#### Sector

Industrial/Warehouse

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

6 miles South-West of Birmingham

#### Roads

A458, A459, M5, M6 and M42

#### Rail

Old Hill and Rowley Regis Train Stations

#### Air

Birmingham International Airport

### Situation

The property is located in Halesowen, 6 miles South-West of Birmingham City Centre. The property is located off the A459, approximately 1.25 miles from Junction 3 of the M5. Nearby occupiers include B&Q, Wickes, Howdens, Aldi, KFC, McDonald's and Papa Johns.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a single-storey tyre and exhaust centre benefitting from a forecourt with approximately 12 car parking spaces to the front and side.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 32, Kwik-Fit, Mill Lane, Halesowen, West Midlands B63 3JE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Gross Internal Areas Approx sq m (1)	Gross Internal Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Workshop/Office	472.40	(5,085)	KWIK-FIT PROPERTIES LIMITED (2) (t/a Kwik-Fit)	25 years from 3rd March 1997 on a full repairing and insuring lease (Holding Over) (3)	£42,500
<b>Total</b>		<b>472.40</b>	<b>(5,085)</b>			<b>£42,500</b>

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) Kwik-Fit Properties Limited trade in over 600 centres across the UK ([www.kwik-fit.com/locate-a-centre/halesowen-mill-lane](http://www.kwik-fit.com/locate-a-centre/halesowen-mill-lane))

(3) Please note that the tenant is currently holding over. No Notices have been served by the landlord or tenant



**Lot 32, Kwik-Fit, Mill Lane, Halesowen,  
West Midlands B63 3JE**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





# Lot 32, Kwik-Fit, Mill Lane, Halesowen, West Midlands B63 3JE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





**Lot 32, Kwik-Fit, Mill Lane, Halesowen,  
West Midlands B63 3JE**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





**Lot 32, Kwik-Fit, Mill Lane, Halesowen,  
West Midlands B63 3JE**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





# Lot 32, Kwik-Fit, Mill Lane, Halesowen, West Midlands B63 3JE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





# Lot 32, Kwik-Fit, Mill Lane, Halesowen, West Midlands B63 3JE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





# Lot 32, Kwik-Fit, Mill Lane, Halesowen, West Midlands B63 3JE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

---

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

---

**Solomon Taylor & Shaw**  
3 Coach House Yard, Hampstead High Street  
London  
NW3 1QF

**Barry Shaw**  
0207 317 8679  
[barry@solts.co.uk](mailto:barry@solts.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
September 2020