For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





Prominent Freehold Tyre Depot Investment

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Property Information

Prominent Freehold Tyre Depot Investment		Location Description
Entirely let to Kwik-Fit Properties Limited		Miles 6 miles South-West of Birmingham The property comprises a single-storey tyre and exhaust centre benefitting fr
Lease expired March 2022 (Tenant holding over)		Roads A458, A459, M5, M6 and M42 forecourt with approximately 12 car parking spaces to the front and side.
Tenant in occupation for at least 25 years		Rail Old Hill and Rowley Regis Train Stations
 Approximately 5,058 sq ft with parking for about 12 cars 		Air Birmingham International Airport VAT
 Prominent location just off A459 Wickes, Howdens, Aldi, KFC, Me 	(Bromsgrove Street) and close to B&Q, cDonald's and Papa Johns	
 Immediate Asset Management Opportunities and possible Redevelopment potential (subject to lease and consents) 		Situation VAT is applicable to this lot.
Lot	Auction	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
32	22nd September 2022	Junction 3 of the M5. Nearby occupiers include B&Q, Wickes, Howdens, Aldi, KFC, McDonald's and Papa Johns. Six Week Completion
Rent	Status	
£42,500 per Annum Exclusive	Available	Tenure
Sector Industrial/Warehouse	Auction Venue Live Streamed Auction	Freehold.
		EPC
		Band C

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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
Total		472.40	(5,085)			£42,500

(1) Areas provided by VOA (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)

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

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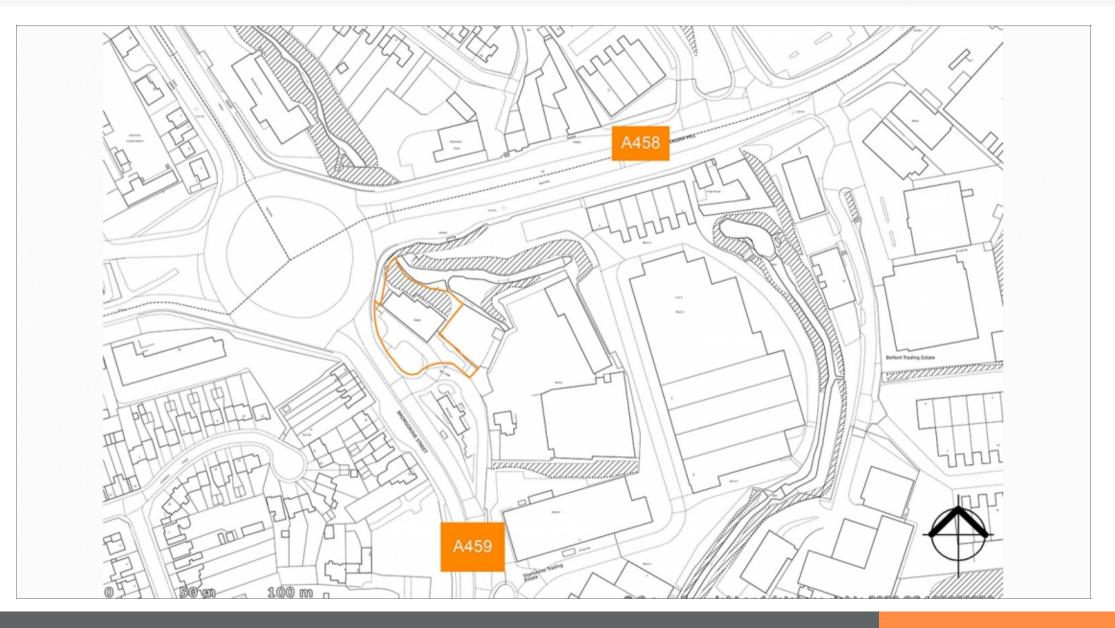




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Contacts

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