

# lot 77

## Fisher Street Business Centre, Fisher Street Tipton, Dudley, West Midlands DY4 8XE

Rent  
£84,578 per  
annum  
exclusive (7)

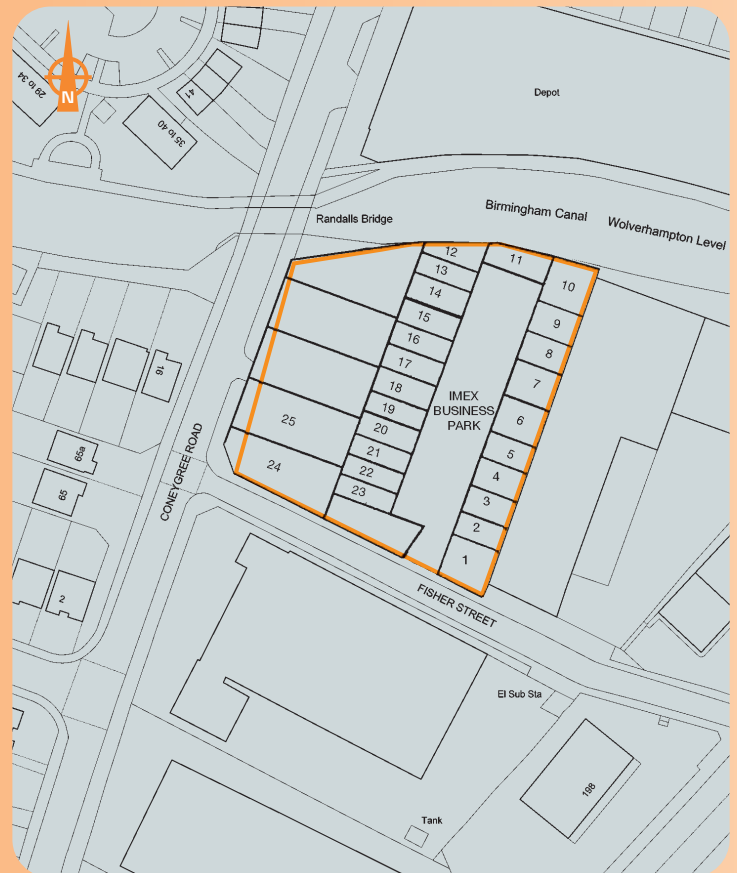
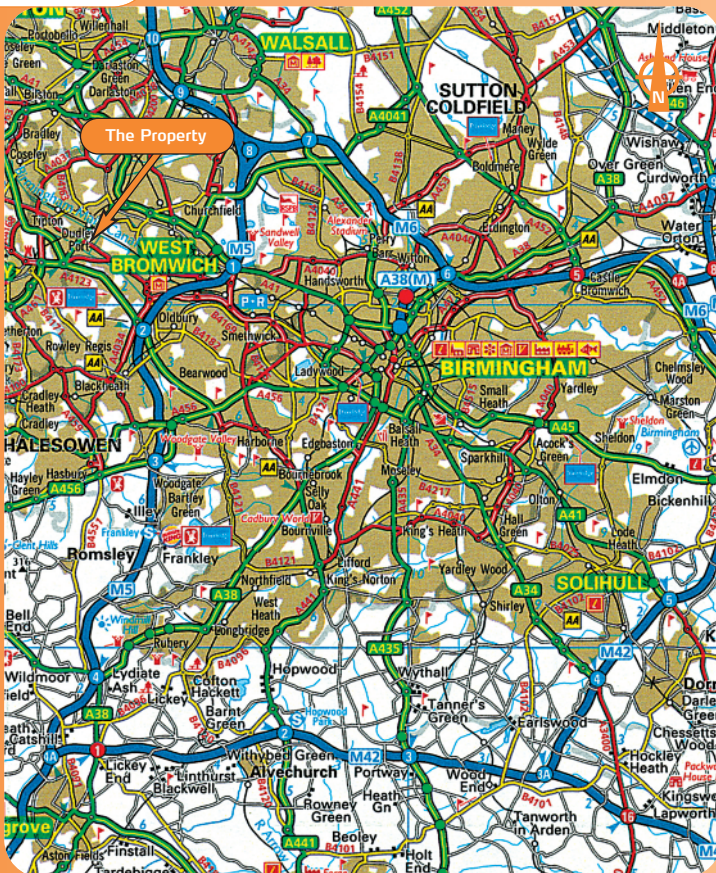
Freehold Multi-let Industrial Investment

- Comprises 25 industrial units
- Totalling approximately 2,818.49 sq m (30,338 sq ft)

- Approximate site area of 0.40 hectares (0.98 acres)
- Situated in established industrial location



On behalf of  
**Hansteen**





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**Location**

Miles: 1 mile north-east of Dudley  
9 miles north-west of Birmingham  
Roads: A461, A4123, A41, M5 (Junction 2)  
Rail: Dudley Port Railway Station  
Air: Birmingham International Airport

**Situation**

The property is situated in an established industrial location 1 mile north-east of Dudley town centre, on the north side of Fisher Street at its junction with Conygree Road, off Dudley Port (A461). Nearby occupiers include Vets4Pets, Pure Gym, and Subway.

**Description**

Fisher Street Business Centre comprises 25 industrial units each benefiting from a roller shutter door and individually metered electricity. The business centre is accessed from Fisher Street and benefits from a shared service yard, car parking and a site area of approximately 0.40 hectares (0.98 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion****Viewings**

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

**Tenancy and accommodation**

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground	Industrial	139.35 sq m	(1,500 sq ft)	INDIVIDUAL	3 years from 01/02/2016	£4,500	31/01/2019
Unit 2	Ground	Industrial	46.45 sq m	(500 sq ft)	DIRECT AUTOMATION LIMITED	3 years from 01/11/2015	£2,600	31/10/2018
Unit 3	Ground	Industrial	46.45 sq m	(500 sq ft)	CW SPINNINGS LIMITED	1 year from 01/02/2015	£2,000	Holding over (1)
Unit 4	Ground	Industrial	69.68 sq m	(750 sq ft)	INDIVIDUAL	1 year from 28/08/2014	£3,000	Holding over (2)
Unit 5	Ground	Industrial	46.45 sq m	(500 sq ft)	INDIVIDUAL	1 year from 03/08/2015	£2,000	02/08/2016
Unit 6	Ground	Industrial	69.68 sq m	(750 sq ft)	CATERPAK LIMITED	99 years from 01/07/2000	£2,888	01/07/2099
Unit 7	Ground	Industrial	69.68 sq m	(750 sq ft)	VACANT			
Unit 8	Ground	Industrial	46.45 sq m	(500 sq ft)	INDIVIDUAL	1 year from 01/02/2015	£2,250	Holding over (3)
Unit 9	Ground	Industrial	44.31 sq m	(477 sq ft)	INDIVIDUAL	1 year from 22/10/2014	£2,100	Holding over
Unit 10	Ground	Industrial	92.90 sq m	(1,000 sq ft)	INDIVIDUAL	1 year from 08/10/2014	£3,500	Holding over
Unit 11	Ground	Industrial	70.70 sq m	(761 sq ft)	INDIVIDUAL	1 year from 14/03/2016 (6)	£2,600	13/03/2017
Unit 12	Ground	Industrial	69.68 sq m	(750 sq ft)	ALL SECURE GARAGE & IND. DOORS	1 year from 06/04/2015	£3,100	Holding over (4)
Unit 13	Ground	Industrial	85.80 sq m	(2,000 sq ft)	PCH UMBRELLA SERVICES LIMITED	1 year from 03/06/2014	£4,000	Holding over (5)
Unit 14	Ground	Industrial	60.39 sq m	(650 sq ft)	THOR CIVILS LIMITED	1 year from 21/07/2015	£2,925	20/07/2016
Unit 15	Ground	Industrial	348.38 sq m	(3,750 sq ft)	SNM PIPELINES LIMITED	1 year from 28/09/2015	£9,000	27/09/2016
Unit 16	Ground	Industrial	60.39 sq m	(650 sq ft)	INDIVIDUAL	1 year from 29/12/2015	£2,975	28/12/2016
Unit 17	Ground	Industrial	60.39 sq m	(650 sq ft)	INDIVIDUAL	1 year from 16/11/2015	£2,650	15/11/2016
Unit 18	Ground	Industrial	353.03 sq m	(3,800 sq ft)	INDIVIDUAL	3 years from 03/05/2016 (6)	£5,700	02/05/2019
Unit 19	Ground	Industrial	60.39 sq m	(650 sq ft)	INDIVIDUAL	1 year from 19/04/2015	£2,925	Holding over
Unit 20	Ground	Industrial	60.39 sq m	(650 sq ft)	HARDYMAN GROUP LIMITED	1 year from 01/04/2015	£2,925	Holding over
Unit 21	Ground	Industrial	60.39 sq m	(650 sq ft)	MIDLAND UPVC WINDOWS & DOORS LIMITED	1 year from 02/11/2015	£2,925	Holding over
Unit 22	Ground	Industrial	60.39 sq m	(650 sq ft)	UP SERVICES LIMITED	1 year from 09/11/2015	£2,700	08/11/2016
Unit 23	Ground	Industrial	83.61 sq m	(900 sq ft)	INDIVIDUAL	2 years from 01/05/2016	£3,315	30/04/2018
Unit 24	Ground	Industrial	278.71 sq m	(3,000 sq ft)	VACANT			
Unit 25	Ground	Industrial	334.45 sq m	(3,600 sq ft)	G&J TESTING AND SERVICING LIMITED	3 years from 18/05/2015	£12,000	17/05/2018
<b>Totals</b>			<b>2,818.49 sq m</b>	<b>(30,338 sq ft)</b>			<b>£84,578 (7)</b>	

- (1) New lease being agreed at same terms for 1 year (renewal).  
(2) New lease out for signature – 3 years from 28th August 2015 at £3,000 p.a.x.  
(3) New lease out for signature at the same rent (renewal).  
(4) New lease out for signature at the same terms – 1 year at £3,100 p.a.x.  
(5) New lease signed to take expiry to 30th May 2016 – awaiting completion.  
(6) The lease is in the solicitor's hands due to complete imminently.  
(7) The landlord pays Severn Trent Canal £2,000 p.a. Therefore the current net rent is £82,578 p.a.x..

**For further details please contact:**

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**Buyer's Legal Report Service:**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

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