

# lot 83

## Units 1-11, Netherwood Industrial Estate Ratcliffe Road, Atherstone, Warwickshire CV9 1JA

Rent  
£99,500.01  
per annum  
exclusive

### Freehold Industrial Estate Investment

- Multi let industrial park currently arranged as 11 units
- On-site parking with an approximate site area of 1.62 hectares (4.01 acres)
- Excellent motorway links close to the M42, M6 and M1
- Asset management potential



On behalf of  
Receivers





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**Location**

Miles: 20 miles north-east of Birmingham  
19 miles west of Leicester  
27 miles south of Derby  
Roads: A5, M42 (Junction 20), A444  
Rail: Atherstone Rail  
Air: Birmingham International Airport

**Situation**

Atherstone is a market town some 20 miles north-east of Birmingham and 19 miles west of Leicester, located on the major A5 trunk road which runs from London to Holyhead and links directly with the M42 Motorway some 6 miles north-west of the property. Netherwood Industrial Estate is well located to the north-east of the town centre in a predominantly industrial area.

**Description**

The property comprises three self-contained industrial units currently arranged as 11 units. The units benefit from on-site parking and a large approximate site area of 1.62 hectares (4.01 acres).

**Note**

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot. Please refer to special conditions.

**Six Week Completion**

**Tenancy and accommodation**

Unit No.	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
2	Ground	1,294.5 sq m (13,934 sq ft)	<b>INDIVIDUALS</b>	3 years from 01/03/2012	£83,000	28/02/2015 (i)
4	Ground	367.3 sq m (3,954 sq ft)	t/a			
6	Mezzanine	45.7 sq m (492 sq ft)	<b>K Millichamp and Sons</b>	3 years from 06/03/2015	£16,000	05/03/2018
3	Ground	390.3 sq m (4,201 sq ft)	Haulage and Warehousing			
5	Ground	368.0 sq m (3,961 sq ft)	<b>INDIVIDUAL</b>	999 Years from 25/03/1997	£100	24/03/2996
1	Ground	56.4 sq m (607 sq ft)	t/a			
7	Ground	393.8 sq m (4,239 sq ft)	<b>VACANT POSSESSION</b>	999 years from 01/01/2000	Peppercorn	31/12/2998
8	Ground	1,594 sq m (17,158 sq ft)	<b>MR TOOL (ATHERSTONE) LIMITED</b>			
9	Ground	390.7 sq m (4,205 sq ft)	<b>VALANCE CONCEPTS LIMITED</b>	999 years from 25/03/1997	£100	24/03/2996
8	Ground	393.7 sq m (4,238 sq ft)	<b>INDIVIDUALS</b>			
9	Ground	431.8 sq m (4,648 sq ft)	t/a	999 years from 29/11/2002	£100	28/11/3001
10	Ground	425.4 sq m (4,579 sq ft)	<b>INDIVIDUALS</b>			
11	Ground	427.3 sq m (4,599 sq ft)	t/a	999 years from 25/03/1997	£100	24/03/2996
11	Mezzanine A	193.6 sq m (2,084 sq ft)	<b>INDIVIDUALS</b>			
11	Mezzanine B	74.4 sq m (801 sq ft)	t/a	999 years from 25/03/1997	£100	24/03/2996
Land			<b>INDIVIDUALS</b>			
			t/a	999 years from 25/03/1997	£100	24/03/2996
			<b>K Millichamp and Sons</b>			
			<b>Haulage and Warehousing</b>	999 years from 25/03/1997	£100	24/03/2996
			<b>BRAMCOTE LIMITED</b>			
<b>Total</b>		<b>6,846.9 sq m (73,700 sq ft)</b>			<b>£99,500</b>	

(i) The tenant is currently holding over. A lease renewal with the tenant is in solicitors' hands for Unit 2 only for a term of 3 years from 24th June at £53,000 p.a.x. Units 4 & 6 are to be surrendered simultaneously and terminal dilapidations undertaken.

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