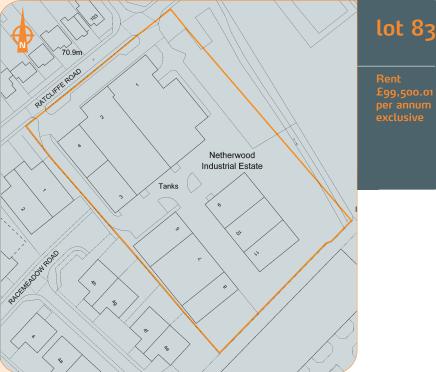




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This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law 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.

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

## 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

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 n units. The units benefit from on-site parking and a large approximate site area of 1.62 hectares (4.01 acres).

Tenano	y and accomn	nodation								
Unit No	. Floor	Floor Areas	(Арргох)	Tenant	Term	Rent p.a.x.	Reversion			
2 4 6	Ground Ground Mezzanine Ground	1,294.5 sq m 367.3 sq m 45.7 sq m 390.3 sq m	(13,934 sq ft) (3,954 sq ft) (492 sq ft) (4,201 sq ft)	INDIVIDUALS t/a K Millichamp and Sons Haulage and Warehousing	3 years from 01/03/2012	£83,000	28/02/2015 (			
3	Ground Mezzanine	368.0 sq m 56.4 sq m	(3,961 sq ft) (607 sq ft)	INDIVIDUAL t/a Whitmore Auto Centre	3 years from o6/o3/2015	£ι6,000	05/03/2018			
5	Ground	393.8 sq m	(4,239 sq ft)	VACANT POSSESSION						
1	Ground	1,594 sq m	(17,158 sq ft)	MR TOOL (ATHERSTONE) LIMITED	999 Years from 25/03/1997	£100	24/03/2996			
7 8	Ground Ground	390.7 sq m 393.7 sq m	(4,205 sq ft) (4,238 sq ft)	VALANCE CONCEPTS LIMITED	999 years from 01/01/2000	Peppercorn	31/12/2998			
9	Ground	431.8 sq m	(4,648 sq ft)	INDIVIDUALS t/a K Millichamp and Sons Haulage and Warehousing	999 years from 25/03/1997	£100	24/03/2996			
10	Ground	425.4 sq m	(4,579 sq ft)	INDIVIDUALS t/a K Millichamp and Sons Haulage and Warehousing	999 years from 29/11/2002	£100	28/11/3001			
11	Ground Mezzanine A Mezzanine B	427.3 sq m 193.6 sq m 74.4 sq m	(4,599 sq ft) (2,084 sq ft) (801 sq ft)	BRAMCOTE LIMITED	999 years from 25/03/1997	£100	24/03/2996			
Land				INDIVIDUALS t/a K Millichamp and Sons Haulage and Warehousing	999 years from 25/03/1997	£100	24/03/2996			
Total		6,846.9 sq m	(73,700 sq ft)			£99,500				
(1) 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.										

Freehold.

Six Week Completion

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The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk

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