

Lot 42

£39,895 per annum
exclusive

Unit 3 & 4-5 Frederick Street and 1 & 2 Bridgeman Street, Bridgeman Trading Estate, Walsall, West Midlands WS2 9NW

Freehold Industrial Investment



Key Details

- Three multi-let industrial units
- Located in established trading estate
- Close proximity to main retailing pitch of Walsall Town Centre
- Adjacent to Town Wharf Business Park

Location

Miles: 12 miles north of Birmingham City Centre
Roads: A461, M6 (Junction 9)
Rail: Walsall Rail
Air: Birmingham International Airport

Situation

The property is situated within Bridgeman Industrial Estate, occupying a prominent pitch fronting both Bridgeman Street and Frederick Street. Bridgeman Street links the town centre with the A4148 Ring Road to the west. Both Walsall Railway Station and the town centre's prime retailing pitch are within a short walk with the Crown Wharf Shopping Park to the north. Adjacent to the property is Town Wharf Business Park which is home to a number of independent occupiers.

Description

The property comprises three single storey industrial units. Units 1 & 2 front Bridgeman Street and benefit from roller shutter doors and a small forecourt with parking for approximately 4 cars. Units 3 and 4 & 5 front Frederick Street and benefit from roller shutter doors and forecourt parking.

Tenure

Freehold.

VAT

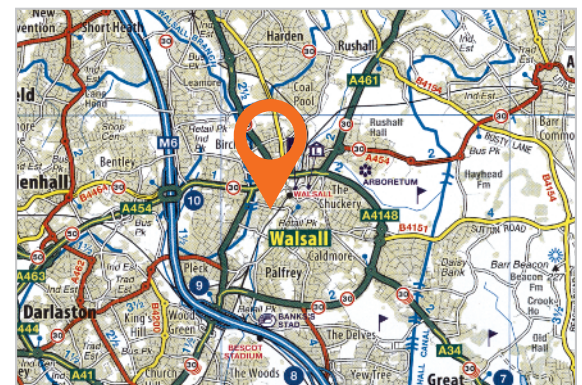
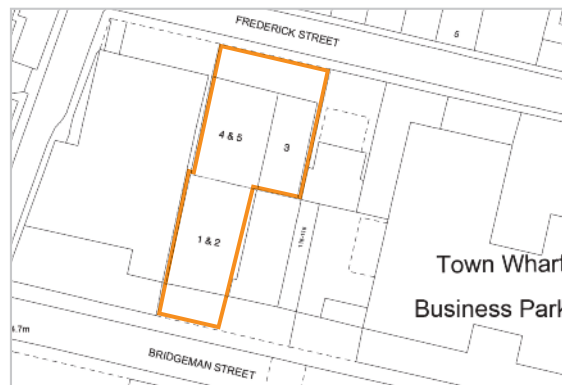
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1 & 2 Bridgeman Street	Ground	Industrial	342.71 sq m (3,689 sq ft)	INDIVIDUALS t/a Tyre Centre	20 years from 20/08/2016 until 19/08/2036	£16,000	20/08/2021 and five yearly
3 Frederick Street	Ground	Industrial	162.20 sq m (1,746 sq ft)	TECH RECLAIM LIMITED (1)	5 years from 16/09/2016 (2)	£7,350	(15/09/2021)
4 & 5 Frederick Street	Ground	Retail Warehouse	323.95 sq m (3,487 sq ft)	BROMFIELD TRADING LIMITED t/a Angels & Sinners	10 years from 30/05/2017	£16,545 (3)	30/05/2022 (29/05/2027)
Total			828.88 sq m (8,922 sq ft)			£39,895	

- (1) Tech Reclaim Limited provide collection and disposal of waste electronics, to be either refurbished, recycled or destroyed (Source: www.techreclaim.co.uk 06/04/2017).
- (2) The lease provides an option to determine on 16/09/2019.
- (3) The lease provides a fixed rental increase to £19,000 p.a.x on 30/05/2022.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Clyde & Co LLP
Sara Bantges
+44 (0)20 7876 4232
sara.bantges@clydeco.com