

Lot 63

£25,000 per annum exclusive

37-41 Bissell Street, Digbeth, Birmingham, West Midlands B5 7HP Freehold Industrial Investment



Key Details

- Let to John Lilley & Gillie Limited with a guarantee from Zöllner Holding GmbH
- New 10 year lease (renewal) from July 2017 (subject to option)
- Business operated from address since 1987
- Approximately 10,030 sq ft
- Located on the edge of Birmingham City Centre

Location

Miles: 0.5 miles south of Birmingham City Centre
Roads: A38(M), A41, A45, A4540, M6 (Junction 6)
Rail: Birmingham New Street and Birmingham Moor Street Railway Stations
Air: Birmingham International Airport

Situation

Digbeth is an established suburb of Birmingham with good accessibility to the A41 and A38(M) Aston Expressway, which links to Junction 6 of the M6. Digbeth is located close to the Bull Ring Shopping Centre, the leisure area around Arcadian and Chinatown, with the Midlands Metro to be extended into Digbeth in 2018. The majority of the surrounding occupiers provide services and products to the City Centre, including a number of wholesale food distribution companies and Access Self Storage. There is free on-street parking and various pay and display car parks in the nearby vicinity.

Description

The property comprises a ground and first floor industrial building, with ancillary offices.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|---------------|----------------------|-----------------------------------|---|--|----------------|------------|
| Ground | Industrial/Warehouse | 746.90 sq m (8,040 sq ft) | JOHN LILLEY & GILLIE LIMITED (1) with a guarantee from Zöllner Holding GmbH (2) | 10 years from 02/07/2017 until 01/07/2027 (3) on a full repairing and insuring lease | £25,000 | 02/07/2022 |
| First | Office | 184.90 sq m (1,990 sq ft) | | | | |
| Totals | | 931.79 sq m (10,030 sq ft) | | | £25,000 | |

- (1) With over 200 years in business, John Lilley & Gillie Ltd (formerly known as JLG Marine Limited) are marine navigational equipment manufacturers and are the UK's pre-eminent manufacturer of magnetic compass outfits (Source: www.jlgmarine.com 03/08/2017).
- (2) The lease is guaranteed for the first 5 years by Zöllner Holding GmbH. Zöllner Holdings GmbH, based in Germany, produce specialist instruments for the locomotive, shipping and infrastructure sectors (Source: www.www.zoellner.de 03/08/2017).
- (3) The lease is subject to a tenant option to determine on 02/07/2022.



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