

Lot 53

£31,160 per annum exclusive

Units 1-6 Crossings Industrial Estate, Fryers Road, Bloxwich, Walsall WS3 2XJ

Freehold Industrial Investment



Key Details

- Purpose built industrial terrace comprising 6 units
- Established industrial area some 2.4 miles north-west of Walsall town centre
- Strategically located close to M6 motorway (Junction 10)

Location

Miles: 2.4 miles north-west of Walsall
12 miles north-west of Birmingham

Roads: A34, M6 (Junction 10)

Rail: Bloxwich Rail

Air: Birmingham International Airport

Situation

Bloxwich is a town located 2.4 miles north-west of Walsall. The property is situated just off Fryers Road, at its junction with Willenhall Lane in a well established industrial area, just west of the main retailing pitch. Bloxwich benefits from strong road communications via the M6 motorway junctions 10 and 10a.

Description

The property comprises a terrace of 6 ground floor industrial units, currently arranged as 5 units, with unit 1 benefiting from a mezzanine floor. The units benefit from roller shutter door access and a minimum eaves height of approximately 4.3m. The forecourt provides communal car parking for the units.

Tenure

Freehold.

VAT

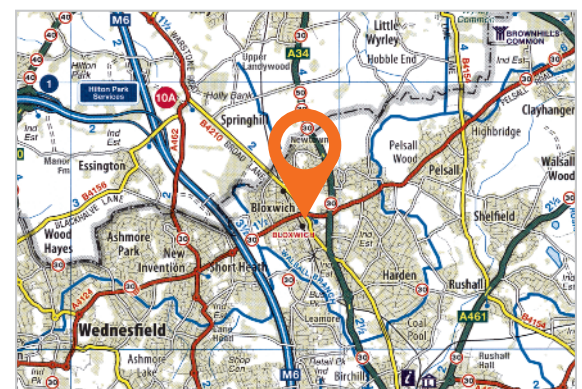
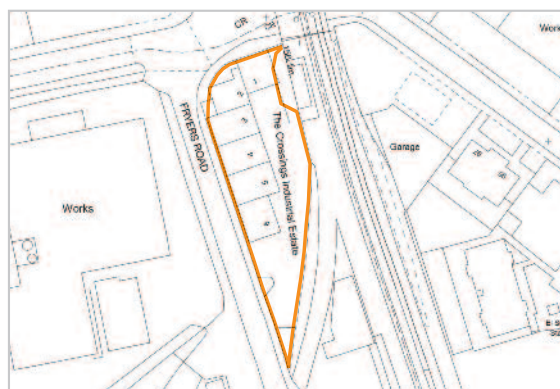
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1	Ground Mezzanine	Industrial Industrial	83.61 sq m (900 sq ft) 55.74 sq m (600 sq ft)	INDIVIDUAL t/a MBA Custom Campers	3 years from 19/12/2017	£6,750	19/12/2020
2 & 3	Ground	Industrial	146.78 sq m (1,580 sq ft)	LETS GROW HYDRO LIMITED (1)	6 years 18/09/2015 (2)	£7,900	18/09/2021
4	Ground	Industrial	83.61 sq m (900 sq ft)	INDIVIDUAL t/a MBA Custom Campers	3 years from 16/01/2018	£5,760	16/01/2021
5	Ground	Industrial	83.61 sq m (900 sq ft)	INDIVIDUAL	3 years from 19/04/2016	£4,500	19/04/2019
6	Ground	Industrial	86.9 sq m (935 sq ft)	PIQUANT LIMITED (3)	6 years from 01/04/2016	£6,250	01/04/2022
Total			540.25 sq m (5,815 sq ft)			£31,160	

- (1) Lets Grow Hydro Limited have been in occupation in excess of 10 years. Lets Grow Hydro opened their store in 1999 and work closely with hydroponic and indoor gardeners from all over the UK (Source: www.letsgrowhydro.co.uk 22/02/2018).
- (2) The lease provides an option to determine on 18/09/2018, subject to six months' written notice. No notices have been received to date.
- (3) Piquant was founded in September 1986 and has been manufacturing standard and bespoke recipe sauces and mayonnaise for over 20 years. Piquant operate their headquarters from the adjacent site to the property (Source: www.piquant.co.uk 22/02/2018).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary 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: Berry Smith
Sian Reynolds
+44 (0)2920 345511
sreynolds@berrysmith.com