

**FOR SALE - TWO ADJOINING INDUSTRIAL UNITS LOCATED ON A POPULAR ESTATE AND LET ON A NEW FULL TENANT REPAIRING LEASE WITH 3 YEAR RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.**

*Units 3 & 4 Barracks Road Trading Estate, Llewellyn Close, Sandy Lane Industrial Estate, Stourport on Severn, DY13 9QB*

**PRICE - £320,000 | RENT - £27,187 plus VAT P.A. | YIELD – 8.5%**

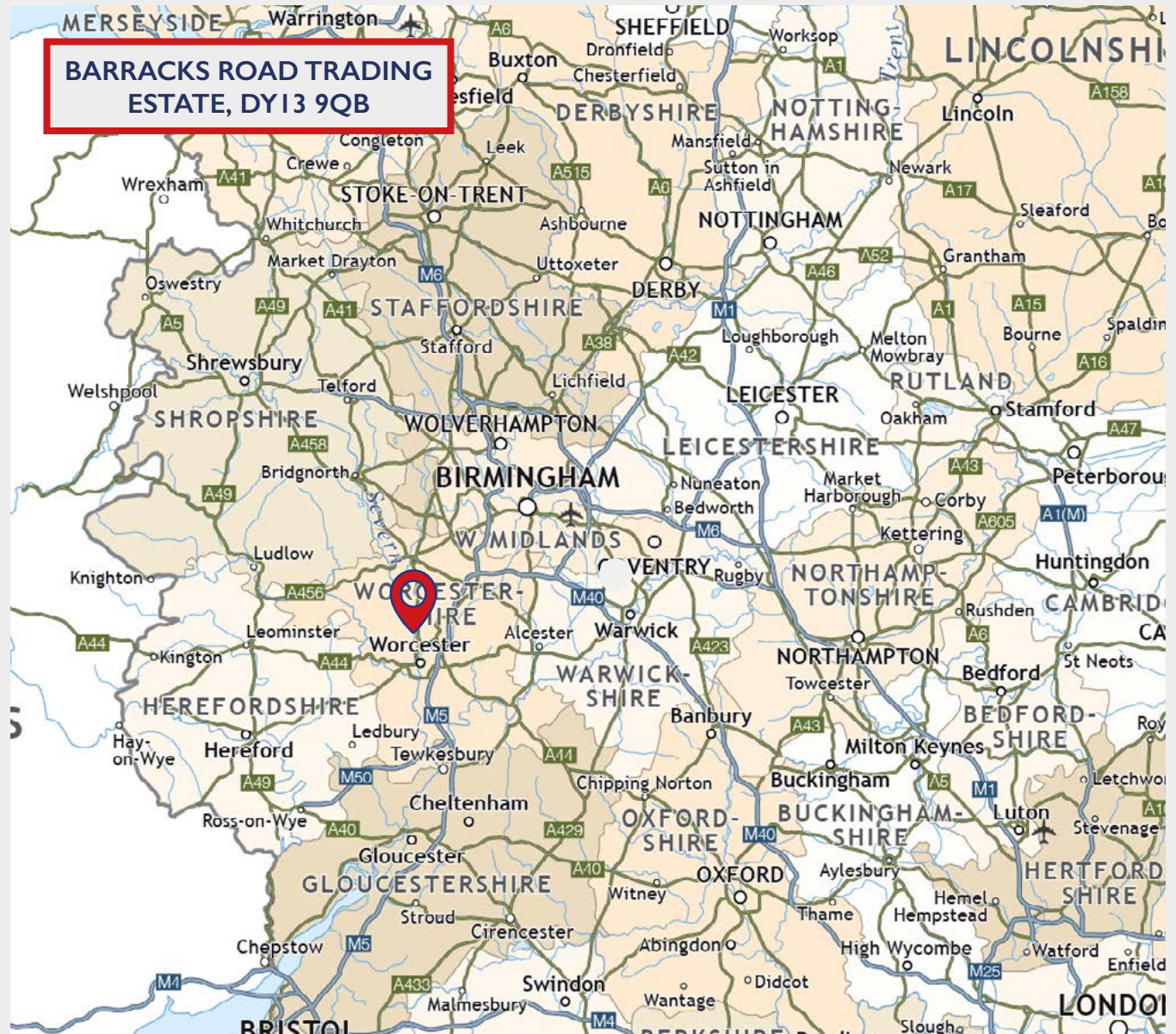
**All enquiries: 01788 296216 | Email: [sales@reinvestors.co.uk](mailto:sales@reinvestors.co.uk)**



## LOCATION

The property occupies a prominent position in a terrace of similar units fronting directly onto Llewellyn Close and forms part of the Barracks Road Trading Estate, which is located on the ever popular Sandy Lane Industrial Estate.

It is situated approximately 1.50 miles from Stourport centre, 4 miles from Kidderminster and 11 miles from Worcester. Junctions 4 and 5 of the M5 Motorway are each approximately 10 miles distant, via the A451 and A449.



## DESCRIPTION

The property comprises a single storey modern industrial unit of a steel frame construction with external walls of brick/block and profile cladding and a profile cladded roof. It has an approximate eaves height of 4.25m, a roller shutter door and front concrete loading and tarmac parking spaces. Each unit provides a gross internal floor area of approximately 1,214 sq ft (113.06 sq m).



## TENURE

Leasehold. The property is held on a 125 year lease from 14.06.1988 less three days at a peppercorn rent.

## TENANCIES

The properties are let in accordance with the tenancy schedule below.

The leases are reviewed each third year of the term to the greater of RPI or market rent. There is a tenant only break at the 5th year which is subject to 12 months' notice.

The tenant at Unit 3 has been in occupation for the last 6 years and has just extended their unit to include the rear yard space.

More information can be found at [www.dktuningsouthmidlands.co.uk](http://www.dktuningsouthmidlands.co.uk).

The tenant in Unit 4 has traded from this location for the last 8 years and has just renewed their lease.



UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
Unit 4 Barracks Road	Rees Construction Limited	1,205	£11,774 plus VAT	3 <sup>rd</sup> March 2023	3 <sup>rd</sup> March 2028	3 <sup>rd</sup> March 2027	3 <sup>rd</sup> March 2028
Yard at back of Barracks Road	DT Tuning (South Midlands) Limited	5,200	£3,640	Once yard cleared	Once Yard Cleared+5years	Once Yard Cleared+4years	Once Yard Cleared+5years
Unit 3 Barracks Road	DT Tuning (South Midlands) Limited	1,214	£11,773 plus VAT Per annum	14 <sup>th</sup> November 2022	14 <sup>th</sup> November 2027	14 <sup>th</sup> November 2026	14 <sup>th</sup> November 2027

We sell commercial property with an inflation linked rental stream

## PRICE

£320,000

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

## EPC

Copies of the EPC certificates are available upon request.

## ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

## OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact:

**e:** [sales@reinvestors.co.uk](mailto:sales@reinvestors.co.uk) **t:** 01788 296216

**w:** [www.reinvestors.co.uk](http://www.reinvestors.co.uk)



**ADDITIONAL INFORMATION** The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.