

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING FIVE WORKSHOP UNITS LET ON 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 1, 4b, 5, 5a, 5b & 6 Charles Holland Street, Willenhall.

PRICE - £450,000 | RENT - £44,720 P.A. | YIELD – 10.0%

All enquiries : 07538 325979 | Email: sales@reinvestors.co.uk



LOCATION

The property is located on a popular industrial estate, outside Brierley Hill centre, and is strategically located for convenient access to the major road/motorway networks and local centres. It is within a few minutes-drive of Junctions 2 and 3 M5 Motorway and close to the A491 which links Dudley, Wolverhampton and Stourbridge.

The estate is only 2 miles from Stourbridge, 3 miles from Dudley and 12 miles from Birmingham. Merry Hill Shopping Centre is also only a few minutes away.



DESCRIPTION

The units comprise adjacent self-contained properties with fully refurbished accommodation with main walls of brick and a cladded roof.

The estate is subject to a service charge (payable by the tenant) to ensure ongoing good estate management.



TENURE

Both units are held freehold and are sold subject to the existing tenancies.

TENANCIES

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice which is more than ample time for the landlord to re-let the unit.



UNIT	TENANT	SAQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
Unit 1	Nerijus Drizys	504	4160	01/11/2023	01/11/2024	31/10/2025	31/10/2026
Unit 4b	Mr Gurbinder Singh and SPR Wholesale Ltd	2960	18200	16/10/2023	16/10/2026	15/10/2028	15/10/2027
Unit 5	Fruit Ice Ltd, F. Miah and M.R. Alom	796	5980	25/08/2022	25/08/2025	24/08/2026	24/08/2027
Unit 5a	Fruit Ice Ltd, F. Miah and M.R. Alom	560	3640	22/07/2022	22/07/2025	21/07/2026	21/07/2027
Unit 5b	Nathan Bevan	747	5980	16/04/2020	16/04/2023	15/10/2024	15/04/2025
Unit 6 (Grd floor and 1 st floor offices.)	Ms Katie Bills	901	6760	01/08/2022	01/08/2025	21/07/2026	21/07/2027

PRICE

£450,000

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 **t:** 01788 296216

w: 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.