

Offers Over £425,000

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Estate Agents



Plant Lane

Burntwood, WS7 3GN

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LONG LEASEHOLD SINGLE LET INDUSTRIAL INVESTMENT OPPORTUNITY producing £39,000 per annum (rising to £42,000 per annum in 2030).

Light industrial premises let to established tenant who have recently signed a new 10 year FRI lease.

The property is let in its entirety to Snackaway Limited (Company No. 05880783, incorporated July 2006) on a sale and leaseback arrangement for a term of 10 years from the date of completion. The Lease is granted without break options and at an initial rent of £39,000 per annum, rising to £42,000 per annum after the first five years, fixed for the remainder of the term. The lease is Full Repairing & Insuring (FRI) Lease, and will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

We are advised by the sellers that VAT is not payable on the purchase price.

Freehold Industrial/ Food Prep Premises,

Description:

The property comprises a single storey business and food preparation unit of part brick and clad elevations beneath a clad rook. It has loading areas and access and is internally arranged to provide office space, warehouse/ storage, food prep and cold store areas.

Accommodation:

Unit 7A Internal Area 220.7 sq. m (2,375.5 sq. ft)

Unit 7B Internal Area 222.7 sq. m (2,397 sq. ft)

Total: Unit 7A Internal Area 434.4 sq. m (4,675 sq. ft)

Location

The property is located within the Plant Lane Business Park which lies just off Cannock Road to the west of Burntwood which is located just north of the M6 Toll Road. This is an ideal commercial location for access to distribution network not only due to its' proximity to the M6 toll but also with the A5, A51 and A460 all readily accessible. This network provides access to a number of major conurbations with Birmingham Centre to the south (23 miles), Stafford to the north (15 miles) and Wolverhampton to the southwest (13 miles).

Lease details

A new 10 year lease is agreed on following terms to current occupier.

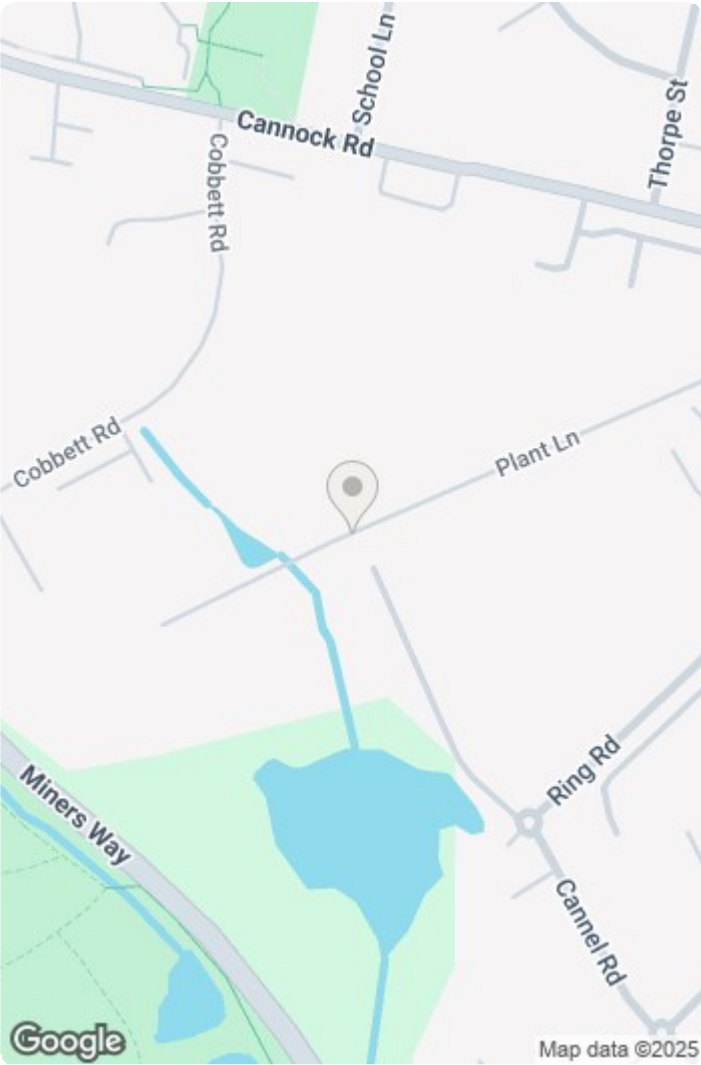
- Rent of £39,000 rising to £42,000 after 5 years
- Term of 10 Years from July 2025
- Full repairing lease of whole of the building
- Outside the 1954 Act
- Rent paid monthly in advance
- Rent Deposit - £39,000 for 5 years

Title

The property is held Long Leasehold with circa 980 years remaining



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

