

WAREHOUSE / TRADE COUNTER FOR SALE



TENANTED INVESTMENT PROPERTY

**Unit E6, The Wallows Industrial Estate, Fens Pool Avenue,
Brierley Hill DY5 1QA - 3,107 sq ft (229 sq m)**

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This building comprises a terraced commercial unit with a Gross Internal Area of 3,107 sq ft (229 sq. m) plus mezzanine.

The property, managed by WLT, [Title No: WM385853] and occupied by the same operating business since 2005. The unit is located on the well-established Wallows Industrial Estates close to the Merry Hill Shopping Centre and Waterfront Commercial Developments in the Black Country in the West Midlands region of the UK.

The property is available by way of sale of the Freehold interest and subject to an occupational tenancy.

Key Investment information:

Tenant/Occupier: Venture Building Plastics Limited (Dormant Company) Rent paid as agent by Specialist Building Products Limited [Company No 01268689] Experian Rating 100/100

Term: Three year fully repairing and insuring lease protected by the Landlord and Tenant Act 1954, dated 2nd November 2023 expiring 1st November 2028.

Current Rent Income: £20,709.00 pax (£6.67 psf) – Estimated Rental Value £25,000.00 (£8.04 psf)

Utilities, Insurance, Maintenance, and Business Rates are payable in addition by the occupier.

EPC rated C-75 Certificate Valid to 2031.

VAT is applicable.

Offers are invited in excess of £300,000.00 (6.90 % ARY based on current rent before costs.)

For further information, copy documentation, or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Details created 12/24 **VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS TENANTED SPACE**

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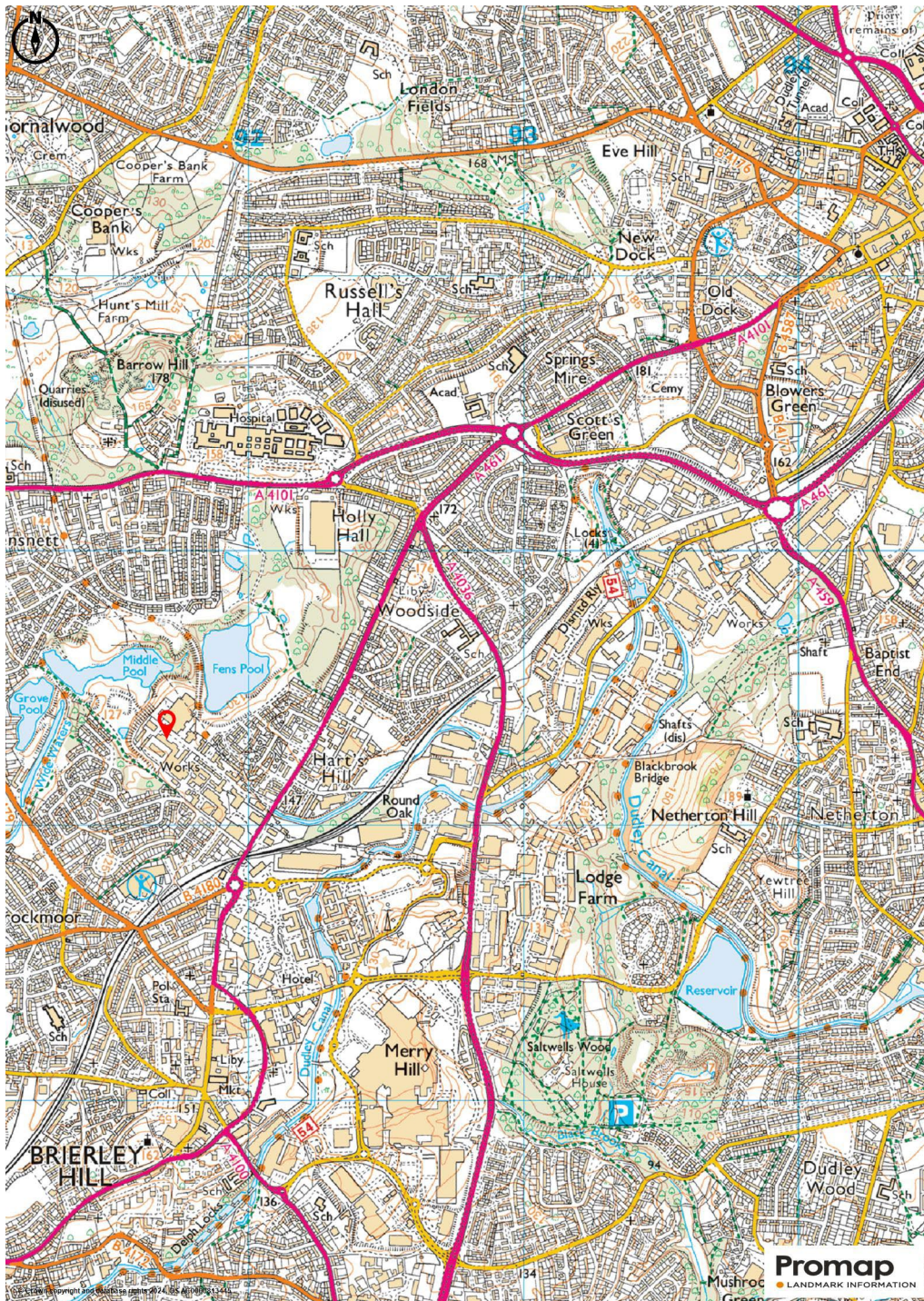




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