

INDUSTRIAL INVESTMENT



Unit 40d Longford Road, Bridgtown, Staffs, WS11 0DF

- High Yielding **Half Share** Investment in Freehold Property
- Current Rent Passing £18,132 per annum
- Popular Location
- EPC Awaited



Printcode: 201964

Unit 40d Longford Road, Bridgtown

PROPERTY REFERENCE

CA/BP/1996/KMC

LOCATION

The property is situated just off Longford Road to the rear of Eurofit Vehicle Repairers. Bridgtown lies approximately 1 mile south of Cannock town centre and has various local amenities. Access to the A5 and T7 of the M6 Toll Road is barely 2 minutes drive away at Churchbridge. Junctions 11 & 12 of the M6 motorway are approximately 2.5 & 3.5 miles away respectively.

DESCRIPTION

The property comprises a semi-detached industrial unit with single storey office to the front and small rear yard, all built around 1975. Andrew Dixon & Company have been instructed to sell a half share interest in the Freehold of the property which is currently tenanted and held as an investment. We understand that the current lease is from 16th October, 2017 for 5 years with no rent review on a full repairing and insuring basis at £18,132 per annum.

ACCOMMODATION

All measurements are approximate:

Front office with store

Main Unit with roller shutter door, toilet with wc and wash hand basin

Store

Gross Internal Area 3,485 sq ft (323.7 sq m)

First Floor

Mezzanine storage with kitchen **346 sq ft 932.2 sq m**

Outside

Rear yard with concrete surface. To the front car parking and storage space

ASKING PRICE

Offers around £95,000 for the Half share of the freehold, subject to the lease in place.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is held on a 5 year lease from 16th October, 2017 at £18,132 per annum on a full repairing and insuring basis with no breaks or rent reviews.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£13,750 - Valuation Office.

RATES PAYABLE

£6,751.25 - 2019/2020.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

FURTHER INFORMATION

The Investment for sale is a **half share** in the Freehold property, subject to the lease in place.



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