

FOR SALE

Colliers Way Arley, CV7 8HN

Purchase Price: Offers over £300,000
Area: 4,648.00 sqft (431.81 sqm)

- Modern Detached Industrial Unit
- Accommodation Over Two Floors
- Useful Yard/Parking Attached
- Part Tenanted Currently
- Available Fully Let If Required



LOCATION:

The subject premises form part of an established industrial estate situated on the western outskirts of Old Arley approximately 9 miles west of Coventry city centre. The estate is easily accessed off the B4098 Tamworth Road and is about 8.5 miles from the M6 Motorway at Junction 4 and the M42/M6 toll intersection. The Birmingham city centre is approximately 10 miles distant.

DESCRIPTION:

The property comprises a modern detached industrial unit with first floor offices (and useful yard/parking area attached) having been attractively refurbished in recent times and benefitting from gas-fired central heating and UPVC double glazing. In addition there are 42 solar panels installed on the main roof of the building (which provides for significant savings on electricity usage), a fire security system and intruder alarm system is installed, there are security shutters to the ground floor windows and doors and palisade security fencing is provided to the perimeter of the site with double gates for access.

Currently the first floor offices are let in two suites generating a rental income of £1,600 per calendar month, i.e. £19,800 per annum (inclusive) and the ground floor is available with vacant possession. Alternatively the Vendor would be prepared to contemplate taking on a tenancy of the ground floor at £700.00 per calendar month providing for a potential rental income of £28,200 per annum (inclusive) in those circumstances.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	2,324.00	215.91
First Floor	2,324.00	215.91
TOTAL	4,648.00	431.81

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings are excluded from any sale.

SERVICES:

All mains services are understood to be connected together with gas-fired central heating. No tests have been applied.

TERMS:

The property is available freehold subject to two existing tenancy agreements (outside the 1954 Act) in respect of the first floor accommodation providing for a current rent of £19,800 per annum gross. The ground floor is available with vacant possession or the Vendor may be prepared to commit to a lease on this part at a rental of £8,400 per annum providing for a gross rent of £28,200 per annum for the whole in those circumstances.

Offers are invited in excess of £300,000 for the freehold fully tenanted or otherwise with vacant possession of the ground floor part.

LEGAL COSTS:

Both parties are responsible for their own legal costs in this case.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

RATEABLE VALUE:

The property is included in the 2017 Rating List as having a Rateable Value of £8,200 for the ground floor and £6,000 for the first floor. These are not the amounts payable.

EPC RATING: C

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk