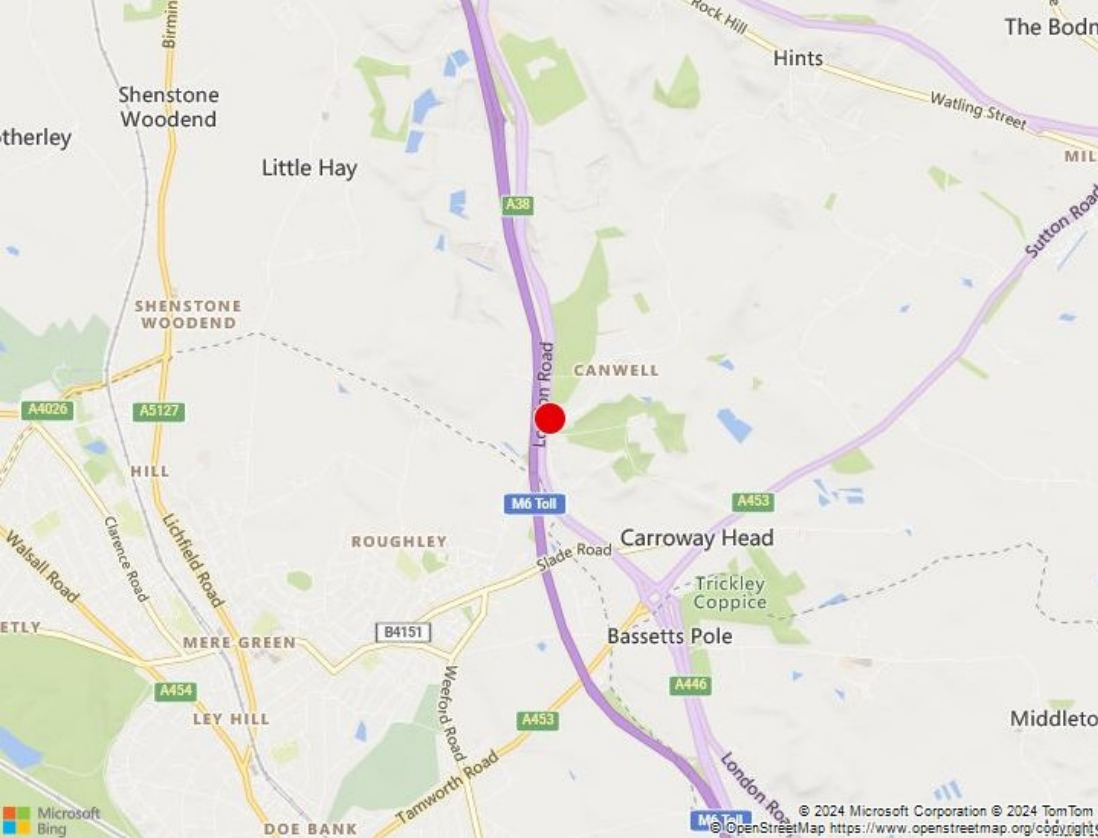


# INDUSTRIAL INVESTMENT/DEVELOPMENT OPPORTUNITY (STP) - FOR SALE

Canwell Caravans Ltd, 74 London Road, Canwell, Sutton Coldfield, B75 5ST

5,368 SqFt (498.69 SqM) / Site Area approx. 1.4 Acres / 0.57 Hectares | £1,500,000 Guide Price





## KEY FEATURES

- Rare opportunity to acquire investment premises in desirable roadside position
- Total rental income £76,000 per annum exclusive
- Scope for redevelopment - Subject to Planning
- Prominent location within Canwell on the outskirts of Sutton Coldfield
- Premises lay adjacent to A38 and within easy driving distance of M42 Motorway and M6 Toll Road
- Site area approximately 1.4 acres

## LOCATION

The subject property is situated on London Road in the Canwell area of Sutton Coldfield. The premises benefit from a prominent roadside position onto the busy A38 within a short driving distance of Bassetts Pole roundabout junction which in turn links with Tamworth Road (A453) and London Road (A446), the latter of which has direct access with the M42 Motorway at Junction 9. The M6 Toll Road is also within a short driving distance.

## DESCRIPTION

The subject property comprises an industrial investment opportunity extending to provide a large site containing a mixture of showroom, workshop and storage buildings together with yard space. The site and buildings benefit from a prominent roadside position on the busy London Road (A38) close to the Bassetts Pole roundabout junction on the outskirts of Sutton Coldfield town centre.



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## LEASES

The property is available on the basis of a freehold sale, subject to the occupational leases.

1. Burton Trailer Centre - lease dated 26th November 2019 for a term expiring on 3rd November 2024 at a passing rent of £40,000 per annum.
2. Style Line Conversions Ltd - lease dated 31st January 2022 for a term expiring on 31st January 2024 at a passing rent of £24,000 per annum.
3. IPT Quality Cars Ltd - lease dated 26th August 2021 for a term expiring 27th August 2022 at a passing rent of £12,000 per annum.

We understand that all leases are held on a full repairing liability and granted outside of the Security of Tenure provisions of the Landlord & Tenant Act.

Further details available via the Data Room.

## ASKING PRICE

£1,500,000 Guide Price

## BUSINESS RATES

Rateable Value £42,500 per annum. Rates payable £21,207.50.

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



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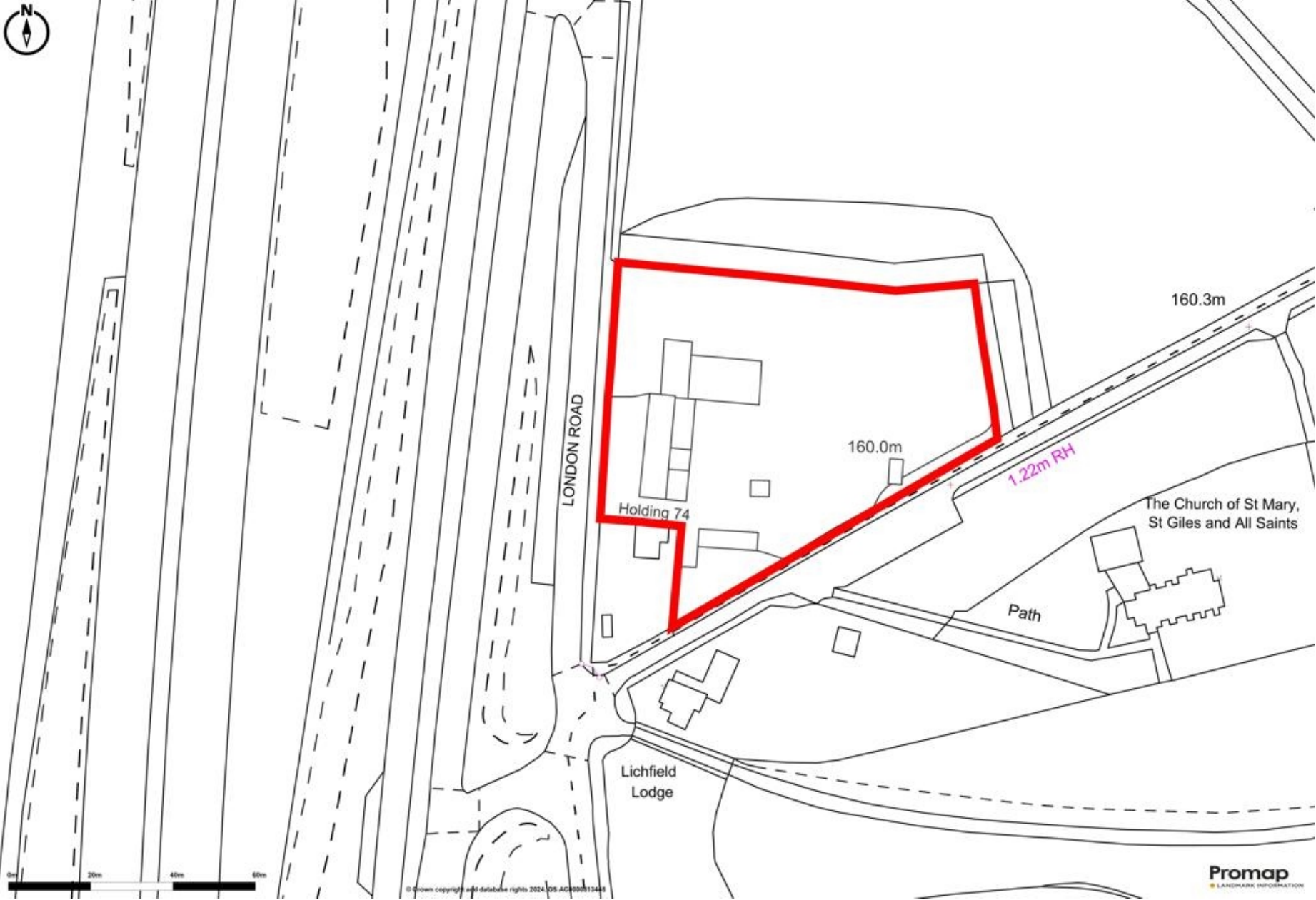
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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