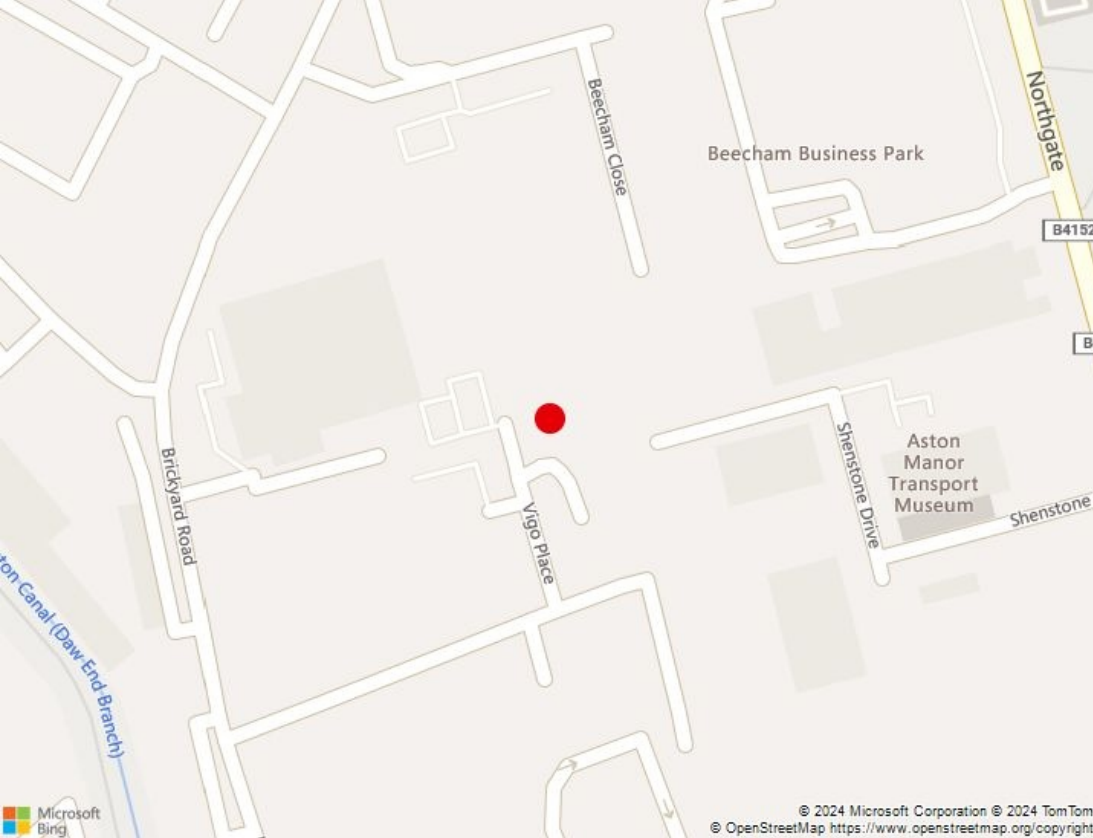


INDUSTRIAL INVESTMENT - FOR SALE

Kings Court, Vigo Place, Aldridge, Walsall, West Midlands, WS9 8UG

7,588 SqFt (704.93 SqM) plus Mezzanine 1,205 SqFt (111.92 SqM) | £650,000 offers in excess of





KEY FEATURES

- Rare opportunity to acquire freehold investment premises
- Self contained industrial/warehouse premises with secure gated yard
- New lease agreed
- Situated within a well established commercial location
- Outskirts of Aldridge town centre

LOCATION

The subject property is situated to the northern side of Vigo Place on the outskirts of Aldridge town centre. Vigo Place forms a cul-de-sac location situated within a well established and popular commercial destination. Vigo Place is accessed from nearby Brickyard Road which in turn continues forming with Northgate and alternatively Stubbers Green Road to the south. Aldridge is situated approximately 5 miles north of Walsall town centre and is within easy driving distance of the A5 to the west which provides links with the M6 Toll Road.

DESCRIPTION

The subject property comprises industrial investment premises situated within a self-contained yard. The premises extend to provide a temporary storage building within the yard which is set behind a secure gated entrance together with perimeter palisade fencing. The property also includes a mezzanine providing a mix of stores and offices.

Area	SqFt	SqM
GF - WAREHOUSE/ANCILLARY	4,430	411.55
EXTERNAL STORE	3,158	293.38
Total Floor Area	7,588	704.93



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TERMS

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

ASKING PRICE

£650,000 offers in excess of.

LEASE

The property is occupied by TAE Auto Electrics & Garage Services.

Terms for a new 2 year FRI lease at a rent of £36,000 per annum exclusive have been agreed. The lease is to incorporate a Landlord only break which can be served at any time upon serving 3 months notice.

The lease is to be contracted outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954 (Part II).

EPC

Energy Performance Asset Rating Band D - 81. Date of certificate 6 June 2018.

BUSINESS RATES

Current Rateable Value £35,750. Rates Payable 2023/24 £17,839.25.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) 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 is to 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:



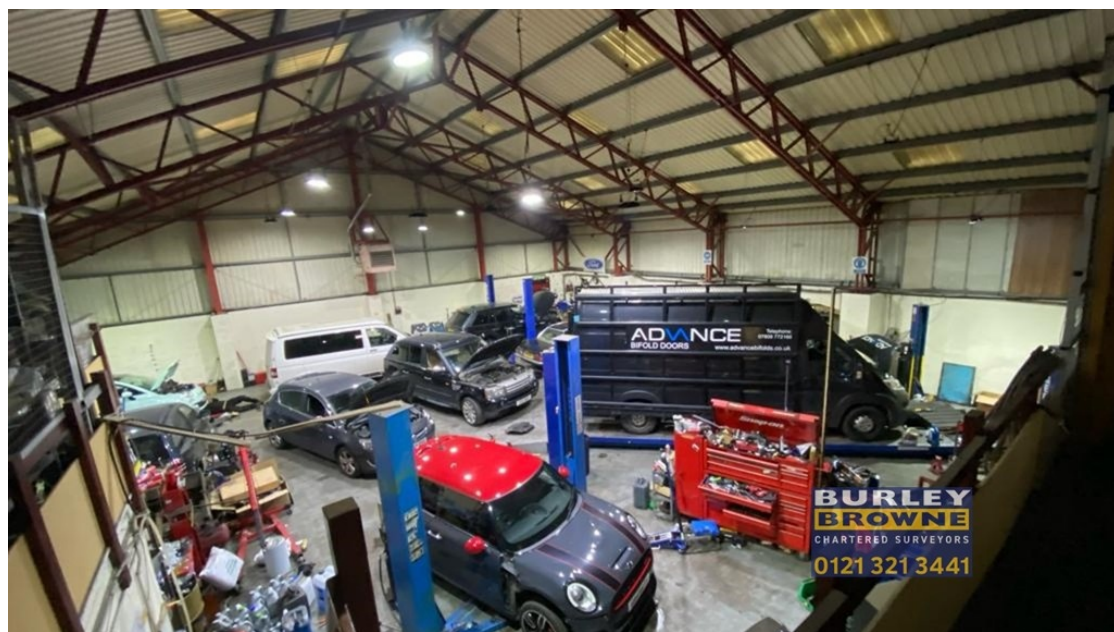
Ben Nicholson MRICS

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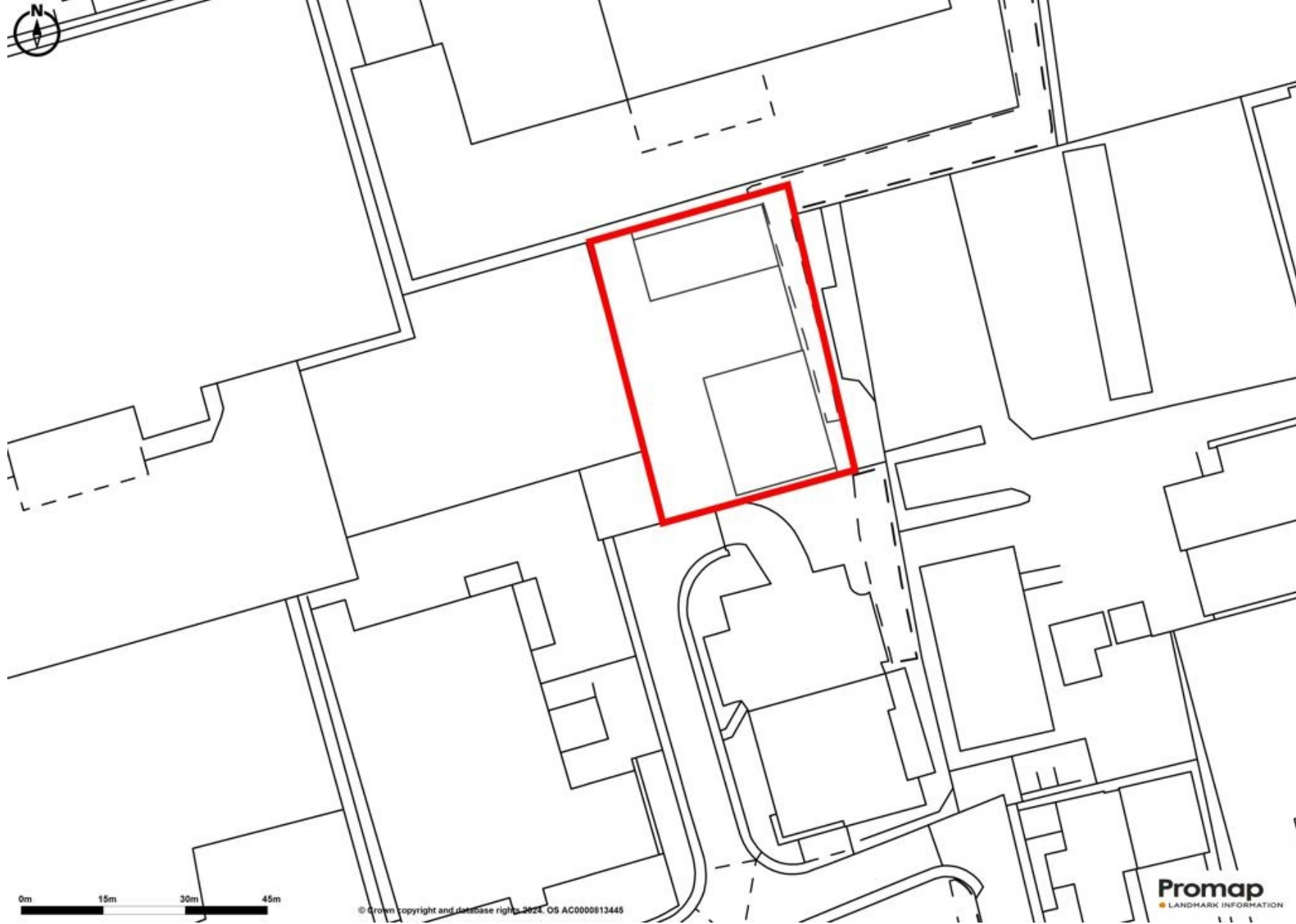


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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