

INDUSTRIAL INVESTMENT PREMISES WITH YARD - FOR SALE

Unit 4 Tannery Close, Power Station Road, Rugeley, Staffordshire, WS15 2HS

6,128 SqFt (569.29 SqM) | Offers in the region of £750,000





KEY FEATURES

- Current passing rent £45,000 per annum exclusive
- Let to Midland & General Scaffolding Ltd
- 6 year FRI lease qualified by a Schedule of Condition
- Established commercial position
- Situated off Power Station Road
- Positioned close to the A51 Bypass approximately 1 mile from Rugeley town centre

LOCATION

The subject property is situated off Tannery Close which forms a cul-de-sac position off Power Station Road in Rugeley. Rugeley is a market town in Staffordshire being situated on the A51 approximately 8 miles south east of Stafford and 26 miles north of Birmingham. The M6 motorway is located approximately 7 miles to the south. The property is situated approximately 1 mile from Rugeley town centre being opposite an existing Tesco supermarket, Amazon, KFC drive-thru and Screwfix. The former Power Station is located nearby and has outline planning for a comprehensive residential lead redevelopment to include around 2,300 new homes.

DESCRIPTION

The property is of steel portal frame construction surmounted by a pitched roof including roof lights. The premises include first floor offices with WCs. Externally, there is a tarmac/concrete surfaced service yard with access to the front roller shutters of the unit. The property is currently let to Midland & General Scaffolding Ltd.



Area	SqFt	SqM
GROUND FLOOR	5,089	472.77
FIRST FLOOR	1,039	96.52
Total Floor Area	6,128	569.29

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TENANCY

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

The property is let to Midland & General Scaffolding Ltd on a 6 year lease from 2nd December 2021 at a passing rent of £45,000 per annum exclusive.

There is a rent review at the end of the third year of the term, together with a Tenant only option to terminate the lease subject to a minimum of 6 months prior written notice.

There is an ingoing Photographic Schedule of Condition which qualifies the tenants repairing obligations.

ASKING PRICE

Offers in the region of £750,000.

EPC

Assessment awaited where appropriate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Cannock Chase) 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 incurred in the transaction.

VAT

All figures are quoted exclusive of VAT which we are advised will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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