

Lot 16, Invicta Works, Owen Road, Willenhall, West Midlands WV13 2PZ

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Estate Investment

- Multi-Let Industrial Estate with Units and a large Yard
- Established Industrial Location 1 Mile west of M6 (Junction 10)
- Approximate Site Area 0.51 Ha (1.27 Acres)
- Low Site Coverage of 36%
- Active Management Potential.
- Development Potential on Large Yard, Subject to Consents
- Nearby Occupiers Include Yodel, Poundland, Tesco Superstore and B&M

Lot

16

Auction

16th February 2023

Rent

£143,160 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

3 miles east of Wolverhampton, 4 miles west of Walsall, 14 miles north-west of Birmingham

Roads

A454, A41, M5, M6

Rail

Wolverhampton Train Station (16mins to Birmingham New Street), Walsall Railway Station

Air

Birmingham International Airport

Situation

The property is situated within a well established industrial and commercial estate approximately 2.5 miles equidistant between Wolverhampton and Walsall. The estate benefits from excellent transport links with J10 of the M6 being less than 1.5 miles east via the A454 dual carriageway. Willenhall town centre is a less than a mile to the north.

Nearby occupiers include logistics sites for Yodel and Poundland and an eclectic mix of local industrial operators. The Keyway Retail Park with retailers including Tesco Superstore, B&M, Home Bargains and Burger King. is also close to the property,

Tenure

Freehold.

Description

The property comprises a multi-let industrial estate with a terrace of 9 units each benefitting from a vehicle access shutter door and a large secure Yard area. The units have an approximate eaves height ranging between 3 to 4 m (10 to 13 ft).

The property benefits from a site area of 0.51 Hectares (1.27 Acres) with a low a site coverage of approximately 0.36% offering the potential to further develop the site, subject to consents.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversions)
Unit 1&2	Industrial	369.50	(3,977)	AA CATERING EQUIPMENT SERVICES LIMITED (CRN07129894) (1)	5 years from 16/05/2022 (1)	£24,840	Annual Rent Reviews (15/05/2027)
Unit 3	Industrial	171.30	(1,843)	ALATURKA DONER UK LIMITED (CRN 11023607)	5 years from 16/05/2022	£12,960	(15/05/2027)
Unit 4	Industrial	171.30	(1,843)	ALTAFIN POENARU (2)	5 years from 08/06/2022 (2)	£12,960	Annual Rent Reviews (07/06/2027)
Unit 5	Industrial	202.00	(2,174)	DVD AUTOMOTIVE BODY REPAIRS LIMITED (CRN13371880) (3)	5 years from 01/07/2022 (3)	£18,000	Annual Rent Reviews (30/06/2027)
Unit 6	Industrial	210.90	(2,270)	ZEBRA KITCHENS LIMITED (CRN13790537) (4)	5 years from 15/05/2022 (4)	£16,200	15/05/2024 and annually thereafter. (14/05/2027)
Unit 7	Industrial	325.20	(3,500)	AMD FURNITURE LIMITED (CRN14085636) (5)	3 years from 12/09/2022 (5)	£18,000	(11/09/2025)
Unit 8	Industrial	171.30	(1,843)	AM PM STUDIOS (CRN14609856)	1 year from 19/01/2023	£13,200	(15/01/2024)
Unit 9	Industrial	196.60	(2,116)	DECIDEBLOOM LIMITED (CRN03003995)	10 years from 29/07/2014	£13,200	(28/07/2024)
Yard	Yard			M&K COMMERCIALS LIMITED (CRN13924453)	5 years from 1/08/2022 (6)	£13,800 (6)	(31/07/2027)
Total Approximate Floor Area		1,818.10	(19,566)			£143,160	

(1) As to units 1 and 2, AA Catering Services Limited are catering equipment suppliers and manufacturers serving the whole of the UK for over 25 years (www.aacateringservices.co.uk). The lease provides for a tenant option to determine the lease on 18th May 2025 and is outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(2) As to unit 4, the lease provides for a tenant option to determine the lease on 8th May 2025 and is outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(3) As to unit 5, the lease provides for a tenant option to determine the lease on 30th June 2025 and is outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(4) As to Unit 6, Zebra Kitchens Limited were incorporated in December 2021 and are kitchen manufacturers founded in 1992 (www.zebra-kitchens.com). The lease provides for a tenant option to determine the lease on 15th May 2024 and is outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(5) As to Unit 7, AMD Furniture are high-quality furniture manufacturers founded in 2001 (www.amdfurniture.com). The lease provides for a tenant option to determine the lease on 12th September 2024 and is outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(6) The yard is occupied under a Licence and not a lease. The licence holder may determine the licence 1st August 2025,

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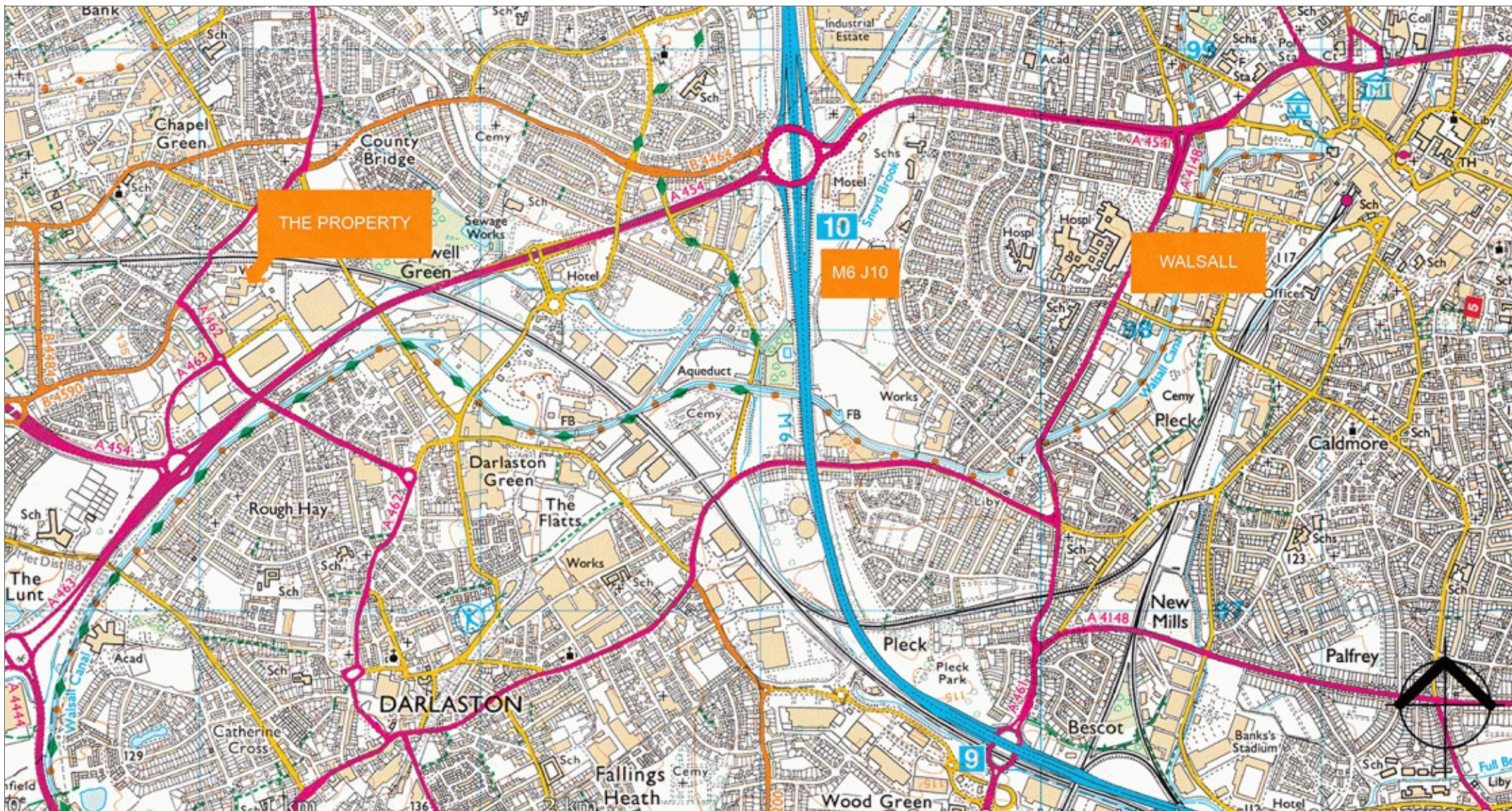
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September 2020