

Jewson, Unit 7, Sandy Lane Birmingham, West Midlands B6 5TP

lot 24

Freehold Trade Counter Investment

- Let to Jewson Limited for 25 years
- Strategic location close to M6, M5 and A38(M)
- Established industrial and trade counter location
- Low site coverage of 39% and site area of approximately 0.38 hectares (0.93 acres)
- Approximately 1,531.18 sq m (16,482 sq ft)
- Six Week Completion Available

Rent
£88,600
per annum
exclusive



On behalf of
The co-operative estates

Location

Miles: 1.5 miles north-east of Birmingham city centre
36 miles west of Leicester
Roads: A38(M), A34, A5127, M6 (J6)
Rail: Aston
Air: East Midlands International Airport

Situation

The property is prominently situated in an established industrial area off the B4132 which provides direct access to the A38 (M) some 400 metres to the west. The A38 (M) connects Birmingham to the M6 (J6) and subsequently the M1 and M5. Other occupiers on the estate include Newey & Eyre, Wilts Wholesale Electrical Co, Build Centre, Travis Perkins Trading Co and Screwfix.

Description

The property comprises a substantial trade counter unit on a site of some 0.38 hectares (0.93 acres) and benefits from a low site coverage of 39%. The property also benefits from two vehicle access-loading doors, integrated office/ancillary accommodation, secure access and an extensive yard. There is an electricity substation on site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse	1,411.33 sq m (15,192 sq ft)	JEWSON LIMITED (i)	25 years from 09/04/1994 until 08/04/2019 on a full repairing and insuring lease	£88,600	08/04/2014
Ground	Ancillary	59.27 sq m (638 sq ft)				
First	Office	60.58 sq m (652 sq ft)				
Totals		1,531.18 sq m (16,482 sq ft)			£88,600	

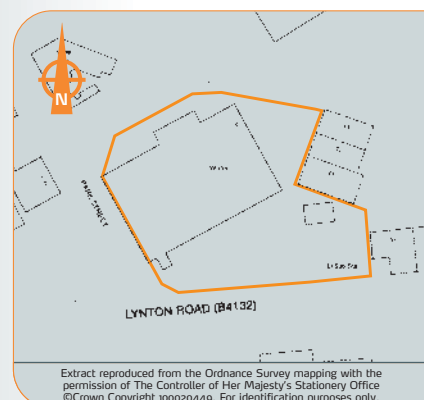
(i) Founded in 1836 Jewson Limited are the UK's leading supplier of sustainable timber and building materials and operates from over 500 branches. (Source; www.jewson.co.uk) Jewson Limited is a wholly owned subsidiary of Saint-Gobain Building Distribution Limited. For the year ending 31st December 2011, Saint-Gobain Building Distribution Limited reported a turnover of £534,833,000, pre-tax profits of £4,280,000 and a total net worth of £154,388,000 (Source: www.riskdisk.com 9/11/2012)

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Weightmans LLP
Pall Mall Court, 61-67 King Street,
Manchester M2 4PD.
Tel: +44 (0)161 233 7473.
Email: steven.silver@weightmans.com
Ref: Steven Silver.



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