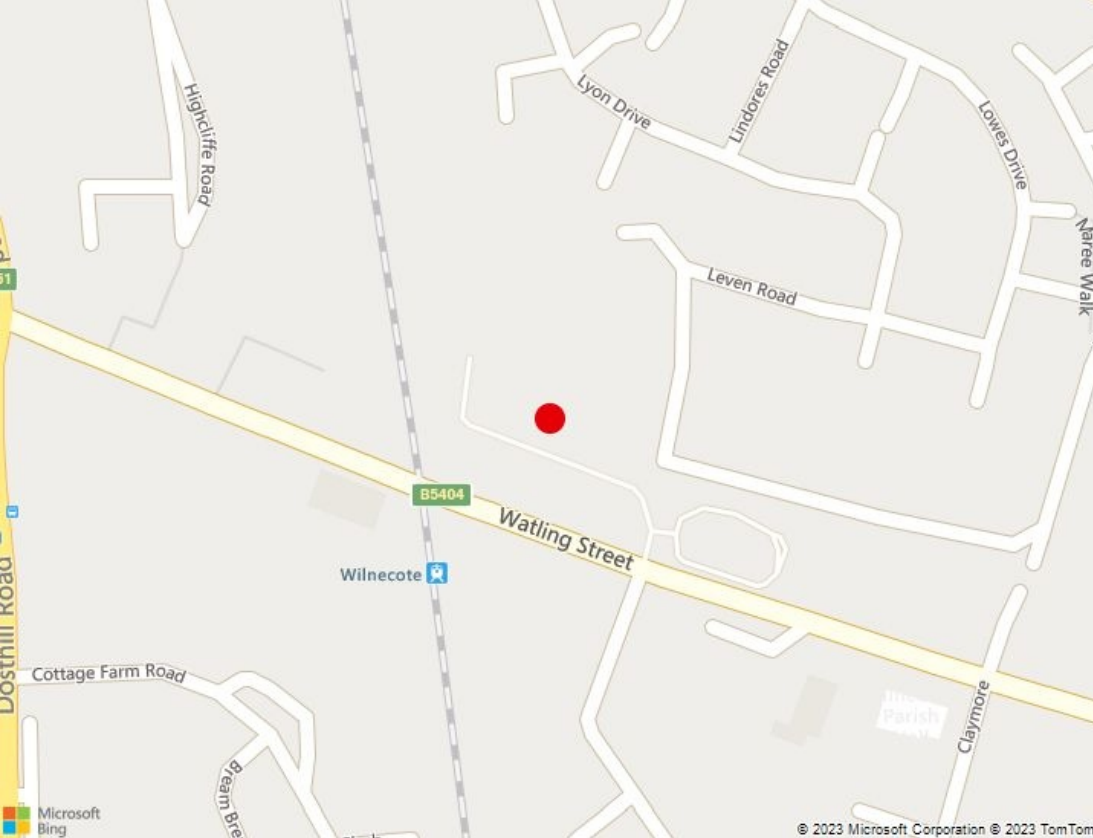


# FREEHOLD INVESTMENT - FOR SALE

Unit 19, Beauchamp Industrial Estate, Watling Street, Tamworth, B77 5BZ

1,117 SqFt (103.77 SqM) | Offers in excess of £205,000





## KEY FEATURES

- Rare opportunity to acquire a freehold investment opportunity
- Situated within the popular Beauchamp Industrial Estate
- Current passing rent £11,800 per annum exclusive. ERV once fully occupied £17,300 per annum exclusive (approx)
- On site car parking
- Within easy driving distance of M42 Motorway
- Positioned off Watling Street (A5) and within walking distance of Wilnecote Railway Station

## LOCATION

The subject property is situated within Beauchamp Industrial Estate in the Wilnecote district of Tamworth. Beauchamp industrial estate is well positioned just off Watling Street (A5) which continues east and provides direct access with Junction 10 of the M42 motorway. Wilnecote is situated approximately 3 miles to the south of Tamworth town centre.

## DESCRIPTION

The subject property comprises a two storey, end of terrace, industrial building which is currently let to two hot food operators. The premises are situated within the popular Beauchamp Industrial Estate in the Wilnecote district of Tamworth.

Area	SqFt	SqM
Ground Floor	576	53.51
First Floor	541	50.26
<b>Total Floor Area</b>	<b>1,117</b>	<b>103.77</b>



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## TERMS

The property is subject to two occupational leases, brief details are as follows:-

GF - let to H&H Pizza Ltd for a term of 5 years from 1st October 2023 to 30th September 2028 at a passing rent of £7,000 per annum exclusive.

FF - Room 1 - let for a term of 10 years from 1st May 2016 to 30th April 2026 at a passing rent of £4,800 per annum exclusive.

FF - Rooms 2 & 3 - currently vacant.

## ASKING PRICE

Offers in excess of £205,000

## SERVICE CHARGE

We understand that the property is owned on a freehold basis, subject to the occupational leases.

## EPC

The Ground Floor and Part First Floor (Rooms 2 & 3) are to be reassessed.

## BUSINESS RATES

GF - Rateable Value £4,800. Rates Payable 2023/24 £2,395.20.

Rooms 2 & 3 - Part FF - Rateable Value £3,500. Rates Payable 2023/24 £1,746.50.

Benghal Massala - Part FF - Rateable Value £1,100. Rates Payable 2023/24 £548.90.

Interested parties are advised to make their own enquiries with the Local Authority (Tamworth).

## 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 to be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT, which we understand will not be payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

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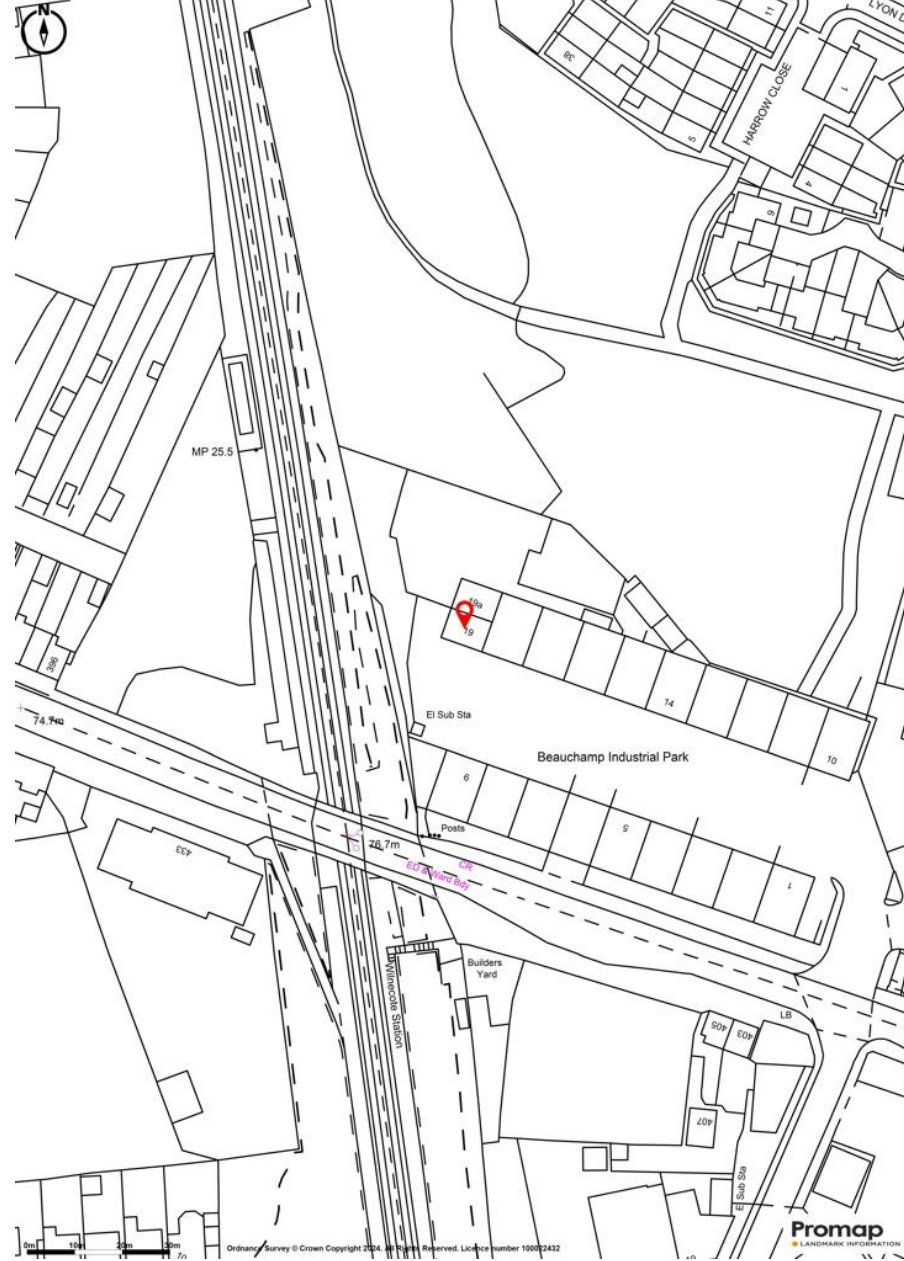


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