

# For Sale

## Freehold Industrial Investment

**Island Works, Holyhead Road  
Handsworth, B21 0BS**



***2,453 m<sup>2</sup> (26,412ft<sup>2</sup>) Approx.***

## Location

The property is located on the A41 Holyhead Road close to the Junction with Island Rd approximately 3 miles North West of Birmingham City Centre and close to J1 of M5 giving good access to the Midland motorway network.

## Description

The premises comprise offices of concrete frame construction with brick facing and a flat roof, with the production area built using north lighted steel roof trusses and at the rear a steel framed section with steel clad roof, all within an external envelope of brickwork.

## Ground Floor inc Mezzanine (Approx)

2,303.64m<sup>2</sup> (24,795 ft<sup>2</sup>)

## 1st Floor Offices (Approx)

Offices & Kitchen 150.19m<sup>2</sup> (1,617ft<sup>2</sup>)

## Tenure

Freehold

## Tenancy

The main property is let to a single occupier for a term of 20 years from 3<sup>rd</sup> July 1998 expiring 2<sup>nd</sup> July 2018 at a current rent of £75,000 Per Annum Exclusive. There is a tenant only break clause operable on the 3<sup>rd</sup> July 2014 together with a rent review.

## Tenant Status

Rudd Macnamara Ltd is an established local Company.

## Proposal

Offers are invited in excess of £675,000 (Six Hundred & Seventy Five Thousand Pounds) for the freehold interest.

This reflects a net initial yield of 10.51% after allowing for the usual purchasers costs of 5.75% and reflects a low capital value of £25.00 per sq.ft

## VAT

All figures are exclusive of VAT.

## EPC

There is an EPC available for the premises.

## Viewing

Strictly by appointment with the Sole Selling Agent:

**Pennycuick Collins,  
9 The Square, 111 Broad Street,  
Birmingham, B15 1AS.**

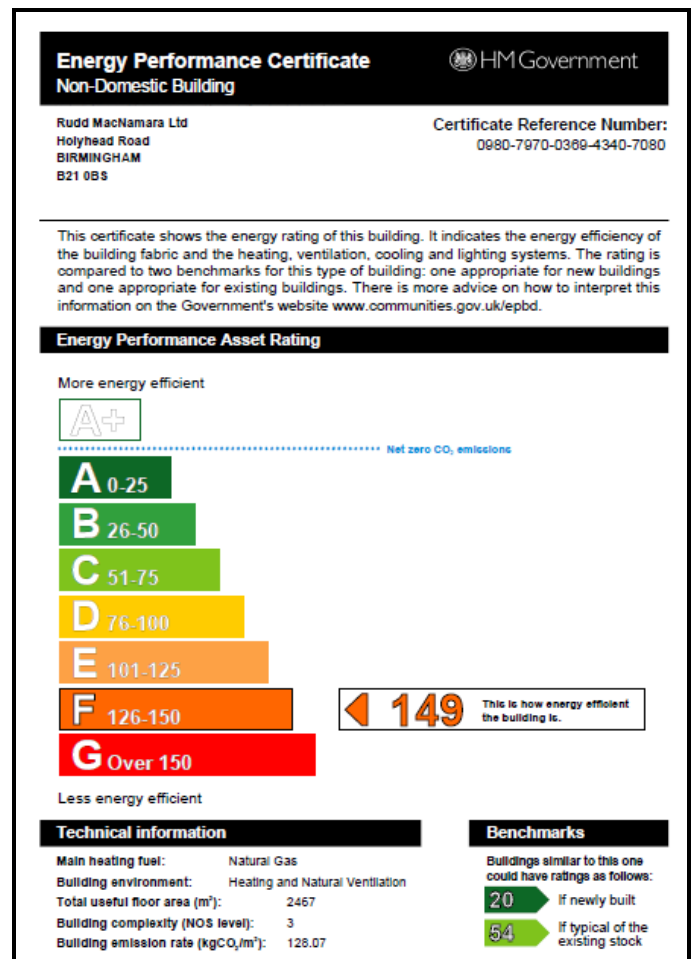
**Tel. No: 0121 665 4150,  
Web: www.pennycuick.co.uk**

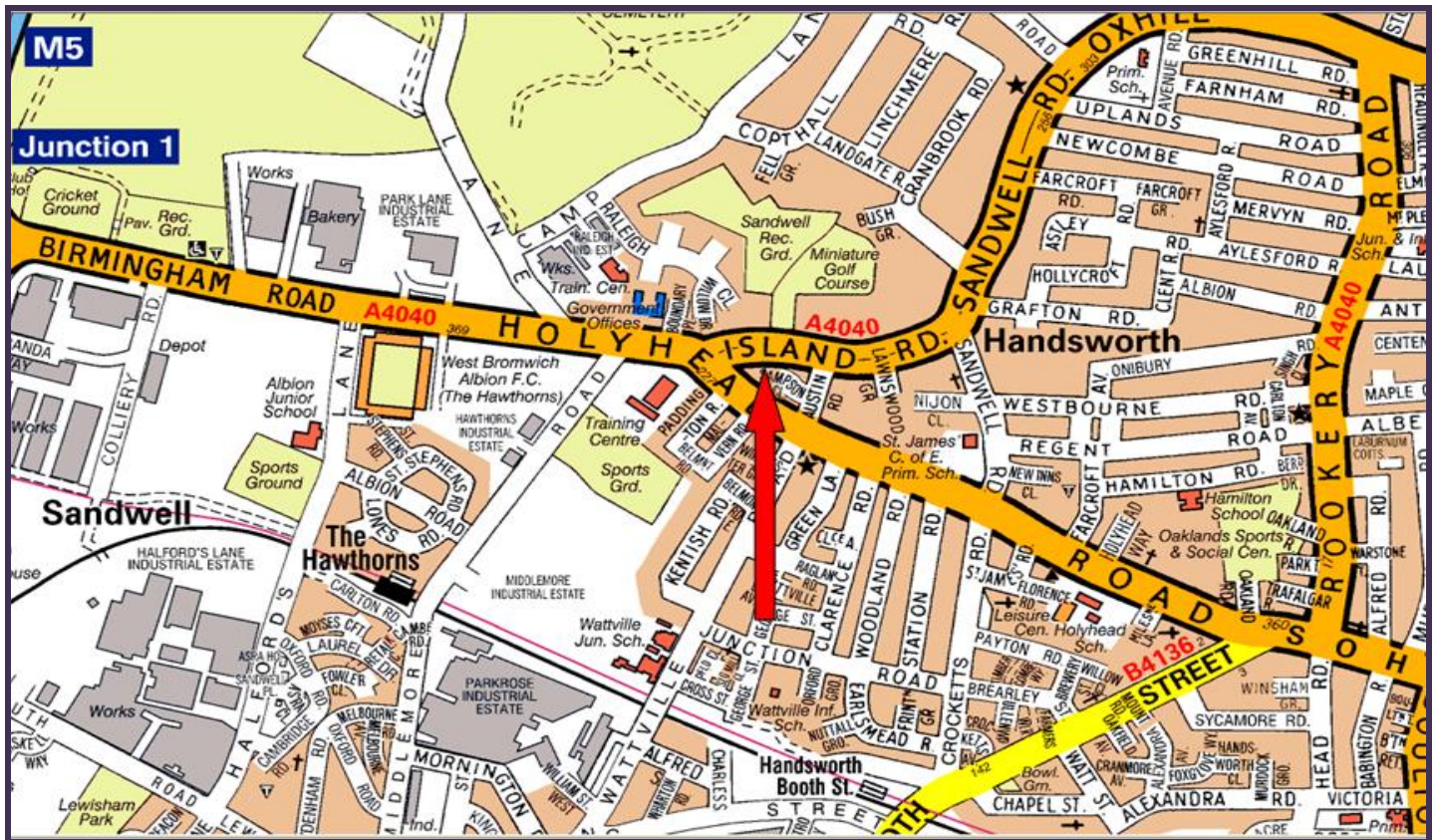
## SUBJECT TO CONTRACT

April 2012

## Energy Performance Certificate

An EPC is available for the ingoing tenant obtained under current legislation.





**The Property Misdescriptions Act 1991:**

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

**Fixtures and Fittings:**

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

**Measurement:**

The property has been measured in accordance with the RICS "Code of Measuring Practice (Sixth Edition)

**VAT:**

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

**Misrepresentation Act 1967:**

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

**Rates/Water Rates:**

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

**Tenure:**

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

**Services:**

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

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