

EXPRESSWAY INDUSTRIAL ESTATE

BRACEBRIDGE STREET | BIRMINGHAM | B6 4NE



INDUSTRIAL ESTATE INVESTMENT FOR SALE

- POPULAR MULTI-LET ESTATE
- PROMINENT LOCATION CLOSE TO JUNCTION 6 OF THE M6 MOTORWAY
- THREE UNITS COMPRISING 16,601 SQ FT
- LOW PASSING RENT OF £70,550 PER ANNUM, EQUATING TO £4.25 PER SQ FT
- OFFERS IN EXCESS OF £808,275, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT, REFLECTING A NET INITIAL YIELD OF 8.25%, ASSUMING PURCHASERS COSTS OF 5.8%



EXECUTIVE SUMMARY

- FREEHOLD INVESTMENT
- ESTABLISHED COMMERCIAL AREA
- STRATEGIC LOCATION APPROXIMATELY 2 MILES FROM JUNCTION 6 OF THE M6 MOTORWAY AND APPROXIMATELY 1 MILE FROM BIRMINGHAM CITY CENTRE
- THREE UNITS COMPRISING 16,601 SQ FT
- LOW PASSING RENT OF £70,550 PER ANNUM, EQUATING TO £4.25 PER SQ FT
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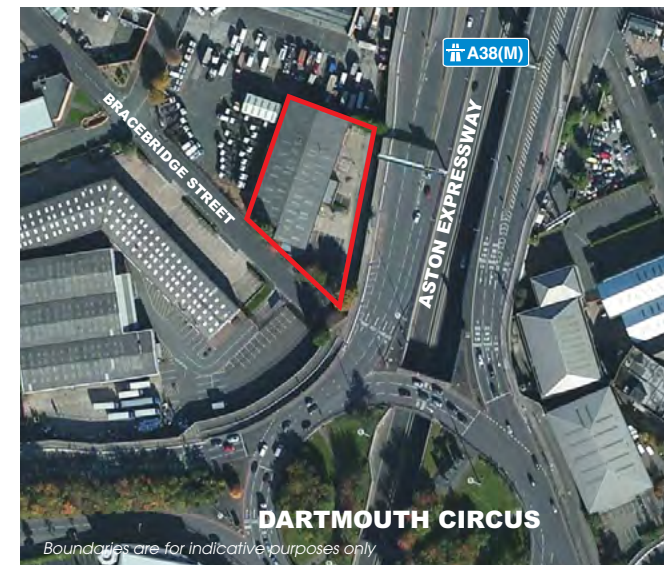
LOCATION

The estate is located on Bracebridge Street which is accessed off the A4540 Newtown Middleway, in close proximity to the A38 Aston Expressway. The estate is prominently located being clearly visible from the A38 Aston Expressway benefiting from excellent passing trade.

Birmingham City Centre is approximately 1 mile from the estate and is accessed via the A38 Aston Expressway/ Corporation Street giving direct access to the Centre.

Junction 6 of the M6 is accessed via the A38 Aston Expressway giving access to the M6 and in turn the national motorway network.

[Click here to open in Google Maps >>](#)



Boundaries are for indicative purposes only

DESCRIPTION

The estate comprises a terrace of **3 industrial units** of steel portal frame construction with a pitched roof, part brick, part clad elevations and concrete floors. The units benefit from high bay sodium lighting and roller shutter door access to the front elevations with an eaves height of 5.4 metres.

Office accommodation is provided to the front of each unit with all benefiting from male and female toilet facilities and pedestrian entrances.

Externally the units have demised yards and parking areas.

Site area is approximately **0.85 acres**, providing a site density of 44.84%.

TENURE

The estate is held freehold.

COVENANT

Unit 1: HFF Contracts Ltd (company number: 08652888).

Equifax credit rating: F (Very Poor). 6 month rent deposit.

Unit 2: Top Logistics Service Ltd (company number: 08643603).

Equifax credit rating: A (Excellent). 6 month rent deposit.

Unit 3: Lease in the name of Stuart Christopher O'Sullivan.

No Equifax rating available. 3 month rent deposit.

TENANCY SCHEDULE

Unit	Size sq ft	Size sq m	Tenant	Lease from	Term	Lease expiry	Break Option	Notice	Rent per annum	Rent per sq ft	Inside the act?	Rent free	EPC	Deposit
1	5,661	525.9	HFF Contracts Ltd	03/12/13	5 years	02/12/18	n/a	n/a	£22,500	£3.97	No		C (72)	6 months headline rent
2	6,430	597.4	Top Logistics Service Ltd	21/11/13	5 years	20/11/18	20/11/16	6 months	£25,500	£3.97	No	If the break is not exercised the tenant is to benefit from a reduced rent of £12,700pa for the period of 12 months from and including the break date	D (80)	6 months headline rent
3	4,510	419.0	Stuart Christopher O'Sullivan t/a Auto Moto MOT Service Centre	08/05/12	5 years	07/05/17	n/a	n/a	£22,550	£5.00	Yes		D (82)	3 months headline rent
	16,601	1,542.3							£70,550	£4.25				



VAT

VAT will be payable on the purchase price, however provided that the relevant conditions are met, the sale will be treated as a TOGC. We suggest that interested parties seek independent expert advice.

PROPOSAL

WE ARE INSTRUCTED TO SEEK OFFERS FOR THE FREEHOLD IN EXCESS OF **£808,275 (EIGHT HUNDRED AND EIGHT THOUSAND, TWO HUNDRED AND SEVENTY FIVE POUNDS)**, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.

A PURCHASE AT THIS LEVEL PROVIDES A **NET INITIAL YIELD OF 8.25%**, AFTER ALLOWING FOR PURCHASERS COSTS OF 5.8%.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents.

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