



INDUSTRIAL INVESTMENT FOR SALE

TOPMARK HOUSE, POTTERS LANE,
WEDNESBURY, WS10 7DR

Sampson Moore
PROPERTY INVESTMENT CONSULTANTS

01675 481858 / 07711 718516

Investment considerations

- Prominent location close to other major developments.
- Excellent access to motorway network and A41.
- Refurbished building with large yard.
- 30,615 sq ft.
- In excess of 6 years unexpired.
- Current income **£136,000 pa.**
- Reasonable rent of £4.47 per sq ft.
- Good occupational market in locality.
- Seeking offers in the region of **£1,650,000, subject to contract,** reflecting an initial yield of **7.76%.**

Location

Wednesbury is a town in the Black Country located 9 miles north west of Birmingham, 6 miles south east of Wolverhampton and 4 miles north east of Dudley. The town enjoys excellent links to the motorway network with Junction 9 of the M6 motorway lying 1.5 miles to the north east and Junction 1 of the M5 motorway 3 miles to the south via the A41 Black Country New Road. The Midlands Metro serves the town at Great Western Street and Wednesbury Parkway stations, offering services to Birmingham and Wolverhampton. The town forms part of an historic industrial area but there has been a good deal of modern industrial/warehouse development along the M6 and A41 corridors.

Situation

The property is prominently located on the south side of Dudley Street and is also bounded by Stafford Street, Potters Lane and Victoria Street. Wednesbury town centre lies immediately to the north east and the A41 Black Country New Road lies 200m to the west. Nearby occupiers include Mecca Bingo, Kwik Fit, Alligator Self Storage and Dreams. Great Western Street Metro station lies within 250m.

Description

The property is a detached single storey industrial building with offices to the western end and a large yard area fronting Potters Lane. Car parking for 41 cars is located fronting Dudley Street.

The main building has brickwork walls with a steel portal frame roof. The original asbestos cement roof and the elevations were overclad about 20 years ago in profiled steel sheeting.

The industrial workshop benefits from rooflights, lighting, gas fired blower heaters and 4 roller shutter doors, 2 opening directly onto Stafford Street and 2 onto the yard area. Minimum eaves height is 14ft 9ins (4.5m) rising to 22 ft 2 ins (6.75m) at the apex. Offices benefit from gas fired central heating, carpeted raised floors, air conditioning units and suspended ceilings with recessed category 2 lighting.

The car park is surfaced with brick paviours. The yard area is surfaced with a mixture of concrete and rough hardstanding. The main vehicular access to the parking and yard areas is from Potters Lane. The whole site is bound by wire mesh fencing.

Accommodation

The property provides the following approximate gross internal areas:

	sq ft	sq m
Industrial	23,455	2,179.0
Offices	6,871	638.3
Toilet block	89	8.3
	30,415	2,825.5
Mezzanine over offices	200	18.6
	30,615	2,844.1
Tenant's mezzanine	1,928	179.1

The site area is 2.01 acres (0.815 ha) giving a site coverage of only 34%.

Tenure

Freehold.

Lease

The property is let to Quantum Print and Packaging Limited for a term of 10 years from 4th December 2013, expiring on **3rd December 2023**. The current rent payable is £122,000 pa rising to £136,000 pa in December 2017. The vendor will top up to **£136,000 pa**.

The lease is drawn on full repairing and insuring terms subject to a schedule of condition. There is no further rent review, which has been removed as part of an agreement which also included the removal of a break clause at the fifth year.

The tenant has the option to enter into a two year extension of the existing lease, on the same terms, by giving not less than 12 months' notice prior to the current expiry date of its intention to do so.

There is in addition a **rent deposit** from the tenant of **£50,000**.

Covenant

Figures for the tenant are as follows:

Tenant	Year ending	Shareholders' funds	Turnover	Pre-tax profit
Quantum Print and Packaging Ltd	30.09.16	£1.160m	Exempt from disclosure	Exempt from disclosure
	30.09.15	£1.065m		
	30.09.14	£1.199m		

Creditsafe rating 79/100 (very low risk).

Market commentary

The passing rent equates to £4.47 psf on the ground floor accommodation. This is in line with rents in the area as follows:

Address	Date	Sq ft	Psf	Tenant
Red Mill Ind Est, Wednesbury			£4.75	Asking rents
Units 300/400 Vaughan Trading Estate	Apr 2017	26,726	£5.66	CAB Auto
George Henry Road, Great Bridge	2016	22,000	£5.25	Speedy Hire
Unit 3 Wednesbury One	Sept 2016	50,238	£5.51	Exova
Unit A1 Link One Ind Est, Great Bridge	Aug 2016	18,705	£4.50	Iceland Foods
Unit 2 Wednesbury One	April 2016	21,313	£5.57	Bevan Motor Bodies
2 Demuth Way, Oldbury	Nov 2015	25,516	£4.50	Service Dynamics
Unit 6 Wednesbury One	Feb 2015	20,015	£5.20	Ulva Insulation

EPC

C (68)

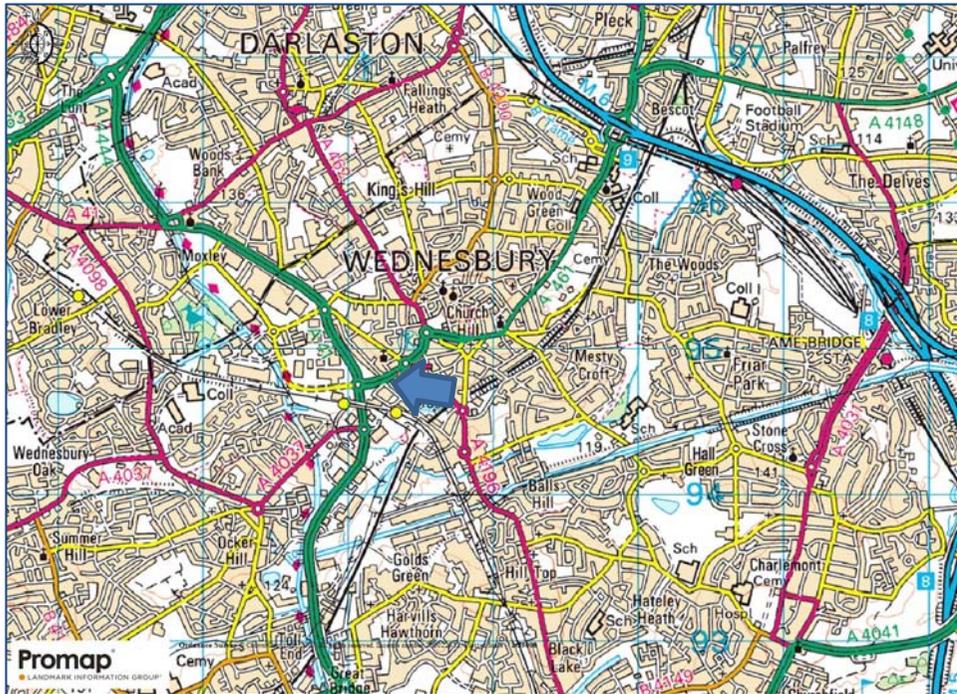
VAT

The vendors have elected to waive exemption for VAT, and accordingly VAT is charged on the rent. The sale should qualify as a TOGC, subject to purchaser's status.

Price

We are instructed to seek offers **in the region of £1,650,000**, subject to contract and exclusive of VAT, for the freehold interest in the property, reflecting a net initial yield of **7.76%**, after allowing for purchaser's costs of 6.16%.





Contact

For further information, please contact:-

Stephen Moore
 Sampson Moore
 Tel: 01675 481858
 Mobile: 07711 718516
 e-mail: srsmoore@sampsonmoore.co.uk



SUBJECT TO CONTRACT

OCTOBER 2017

MISREPRESENTATION ACT 1967

SAMPSON MOORE for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Sampson Moore has any authority to make or give any representation or warranty whatsoever in relation to the property. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state and condition or that it is capable of fulfilling its intended function.