



TO LET

TRADE COUNTER/WAREHOUSE PREMISES & YARD

34 HIGH STREET
TIPTON DY4 9HP



6,792.5 sq.ft. (631.1 sq.m.)

Approx. Gross Internal Area

- Prominent position to the A4037 High Street, Tipton
- Former Speedy Hire trade counter premises
- Secure side yard area



LOCATION:

The property is prominently located with a good frontage to the A4037 High Street, Tipton.

The A4123 Birmingham New Road, linking Wolverhampton to Junction 2 of the M5 Motorway, is approximately 1 mile to the south of property

DESCRIPTION:

The property comprises a single bay warehouse of steel portal frame construction with a mixture of block work and profile metal clad elevations. The eaves height extends to approximately 17ft. (5.2m.). Incorporated within the warehouse area is a substantial steel frame mezzanine. There is a single roller shutter door leading to a secure palisade fenced side yard area.

To the front of the premises are two storey offices of brick construction, with a trade counter area predominantly at ground floor level and cellular office and W.C's/canteen facilities at first floor.

There is also a substantial car parking area to the front of the property.

SCHEDULE OF ACCOMMODATION:

| | Area sq.ft. | Area sq.m. |
|---|------------------------|-----------------------|
| Warehouse 2 storey offices incl. Trade counter | 2,965.5 | 275.5 |
| Mezz | 1,784 | 165.8 |
| | 2,043 | 189.8 |
| Total Gross Internal Area | 6,792.5 | 631.1 |

SERVICES:

It is understood that all mains services are connected to the property. Applicants are advised to make their own enquiries of the relevant utility companies.

RATING ASSESSMENT:

2005 Rateable Value: £24,250.

TENURE/LEASE:

The property is held by means of a full repairing and insuring lease for a term of 15 years from the 14th August 2008.

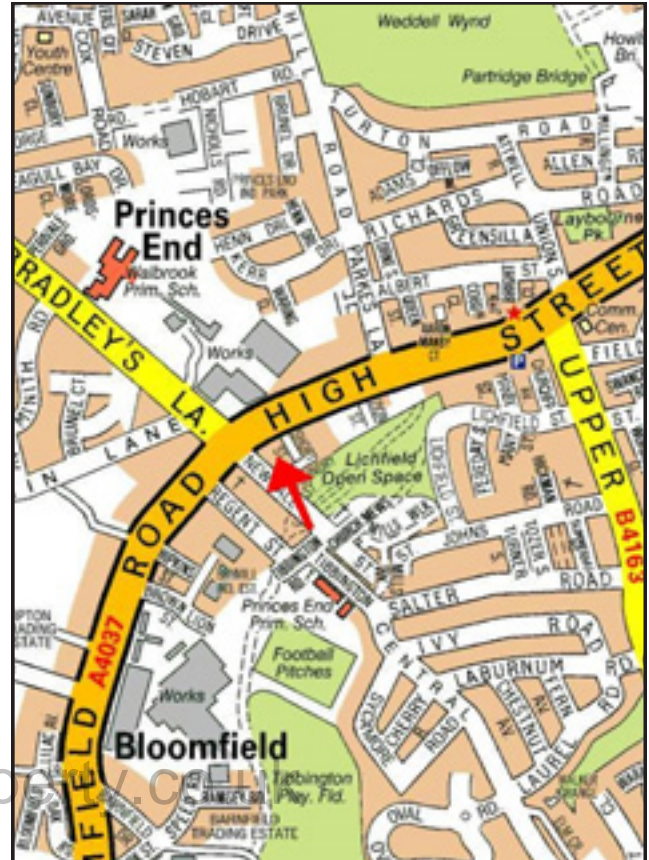
There is a break option at the end of the 12th year of the term.

The property is available by means of an assignment of this lease or alternatively on the basis of a sub lease upon terms to be agreed.

RENTAL:

Quoting rental: £32,050 per annum, exclusive.

Substantial incentives or stepped rentals are potentially available subject to terms and covenant strength.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX:

All rents quoted are exclusive of VAT, which may be chargeable.

VIEWING:

By appointment with the sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Fax: 0121 455 6595

**Contact: Charles D'Auncey/
Emily Filer**

Ref: G3492
Date: February 2009

Subject To Contract