

YARD FACILITIES A & B, NORTHGATE WAY, ALDRIDGE, WS9 8RL



TO LET

YARD FACILITY

Yard A (front)

Circa 0.34 of an acre/0.13 of a hectare

Yard B (rear)

Circa 0.3 of an acre/0.12 of a hectare

- Secure/surfaced (part compacted stone), yard facilities
- Palisade fencing/gates
- Within close proximity to Aldridge Town Centre
- Excellent communicational links, within close proximity to Lichfield Road and Chester Road
- Circa, 3 miles north east of Walsall Town Centre
- Ease of access to the M6 Toll & M6 motorways



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LOCATION

The subject yard facilities are accessed via Northgate way, within close proximity to the island intersection with Northgate (B4152).

Aldridge Town Centre is within a short distance.

The immediate surrounding area is an established and extremely popular, industrial/warehouse/business location (Lion Industrial Park & Empire Industrial Park).

Excellent communicational links – Litchfield Road, Chester Road, M6 Toll & M6 motorways.

Walsall Town Centre is located approximately 3 miles south west.

DESCRIPTION

Both yard facilities have the benefit of secure palisade fencing, palisade gates and drop curbs.

Tarmacadam surface, relating to Yard A and compacted stone, Yard B.

SITE AREA

Yard A (front)

Circa, 0.34 of an acre/0.13 of a hectare

Yard B (rear)

Circa, 0.3 of an acre/0.12 of a hectare

ASKING RENTAL LEVEL

Yard A (front)

£45,000 pa

Yard B (rear)

£36,000 pa

It is important to note rental payments are inclusive of Business Rates payable.

RENT BOND

Dependant on covenant strength and use, it is likely the Landlord will require some form of rent bond.

Further information is available from the sole letting agents.

TERM

Both yard facilities are available on the basis of a 5 year term.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is **not** applicable

PERMITTED USE

All uses will be considered, with the exception of any form of recycling or car breaking.

MAINS SUPPLIES

It is important to note, no mains supplies are connected.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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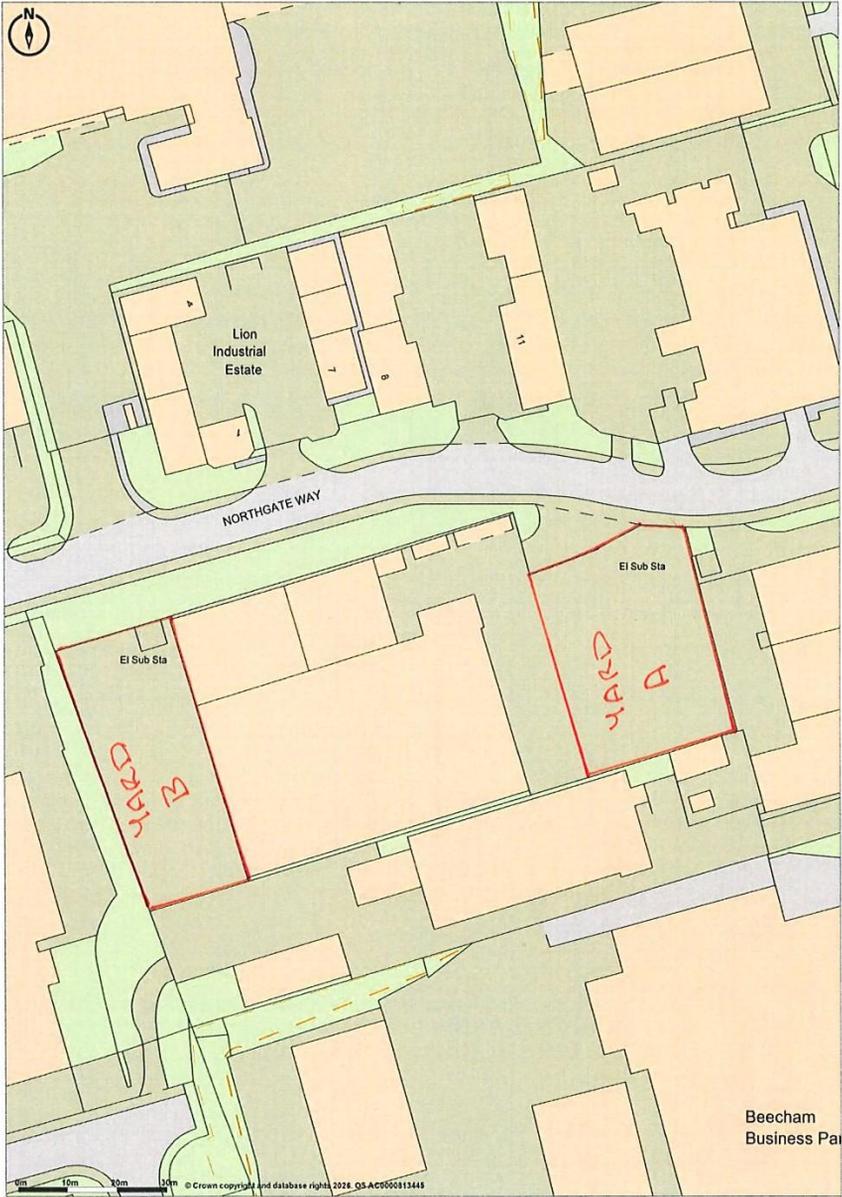
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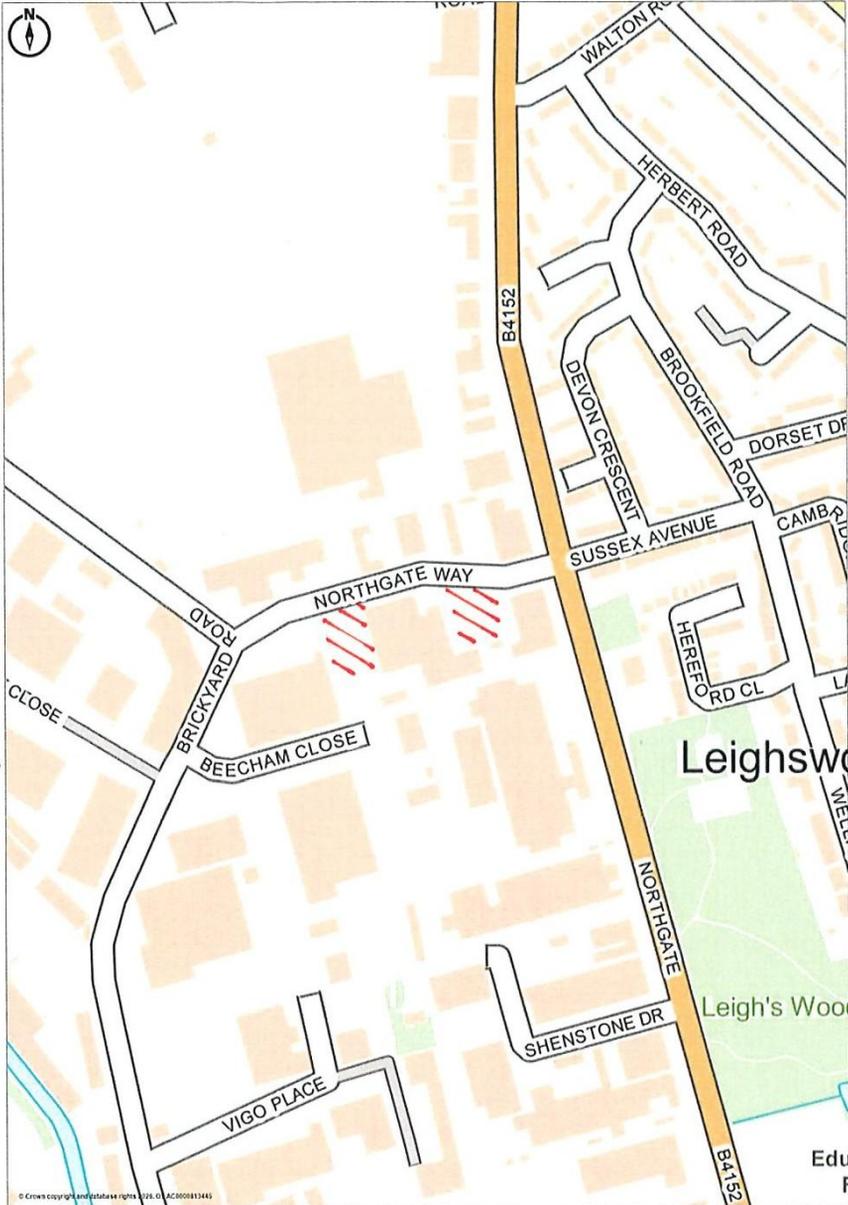
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YARD A



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YARD B



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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.