

# CAR PARK/YARD FACILITY, BROCKHURST CRESCENT, WALSALL, WS5 4QG



## TO LET

### CAR PARK/YARD FACILITY

**.3 of an acre/0.12 of a hectare**

- Secure, level rectangular shaped area of land.
- Circa 1.5 miles from Junction 9 of the M6 motorway.
- The landlord will be responsible for site clearance.



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## LOCATION

The subject land enjoys an extensive frontage onto Brockhurst Crescent.

Immediate surrounding areas are established and extremely popular, industrial/warehouse/ distribution locations.

The area benefits from excellent communicational links.

Junction 9 of the M6 motorway is situated approximately 1.5 miles due west.

Junction 9 adjoins the main intersection of the M5 and M6 motorways (Rayhall Interchange).

## DESCRIPTION

Secure, level, rectangular shaped area of land.

It is important to note that the landlord will remove all weed growth (hardstanding underneath).

## SITE AREA

The site area is circa **.3 of an acre/0.12 of a hectare**.

## VAT

VAT is not applicable.

## BUSINESS RATES/RATEABLE VALUE

At present, the land has been removed from the rating list.

Prior to removal, the rateable value was **£5,700** and the rates payable, circa **£2,850**.

**Small business rates relief may apply.**

## TERM

The land is available on the basis of a 5 year lease agreement.

## ASKING RENTAL LEVEL

**£15,000 per annum** exclusive, payable quarterly in advance.

## RENT BOND

The landlord requires a rent bond in the sum of **£5,000 five thousand pounds**).

The monies will be returned in full at the end of the term, on the basis that there are no rent arrears and all other terms and conditions of the lease document have been satisfied.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## VIEWING

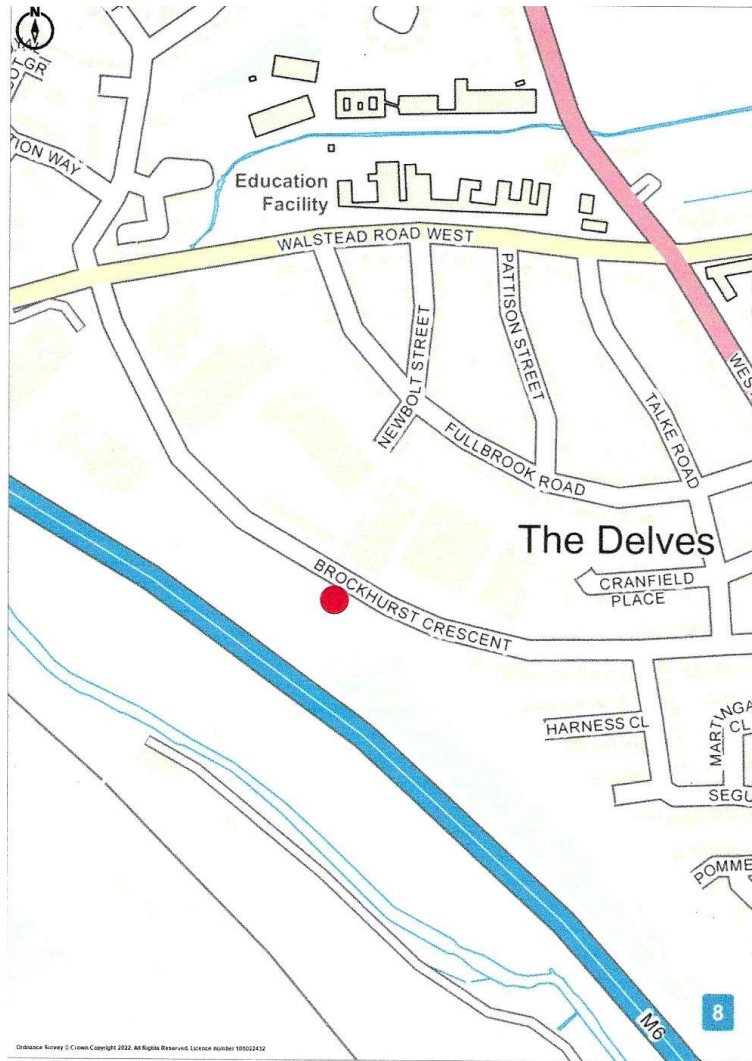
Robert Taylor BSc MRICS or Ollie Beard T: 0121 706 7766.

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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.