

For Sale

Heavy Industrial



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

273 Watling Street

Wilnecote, Tamworth, B77 5BH

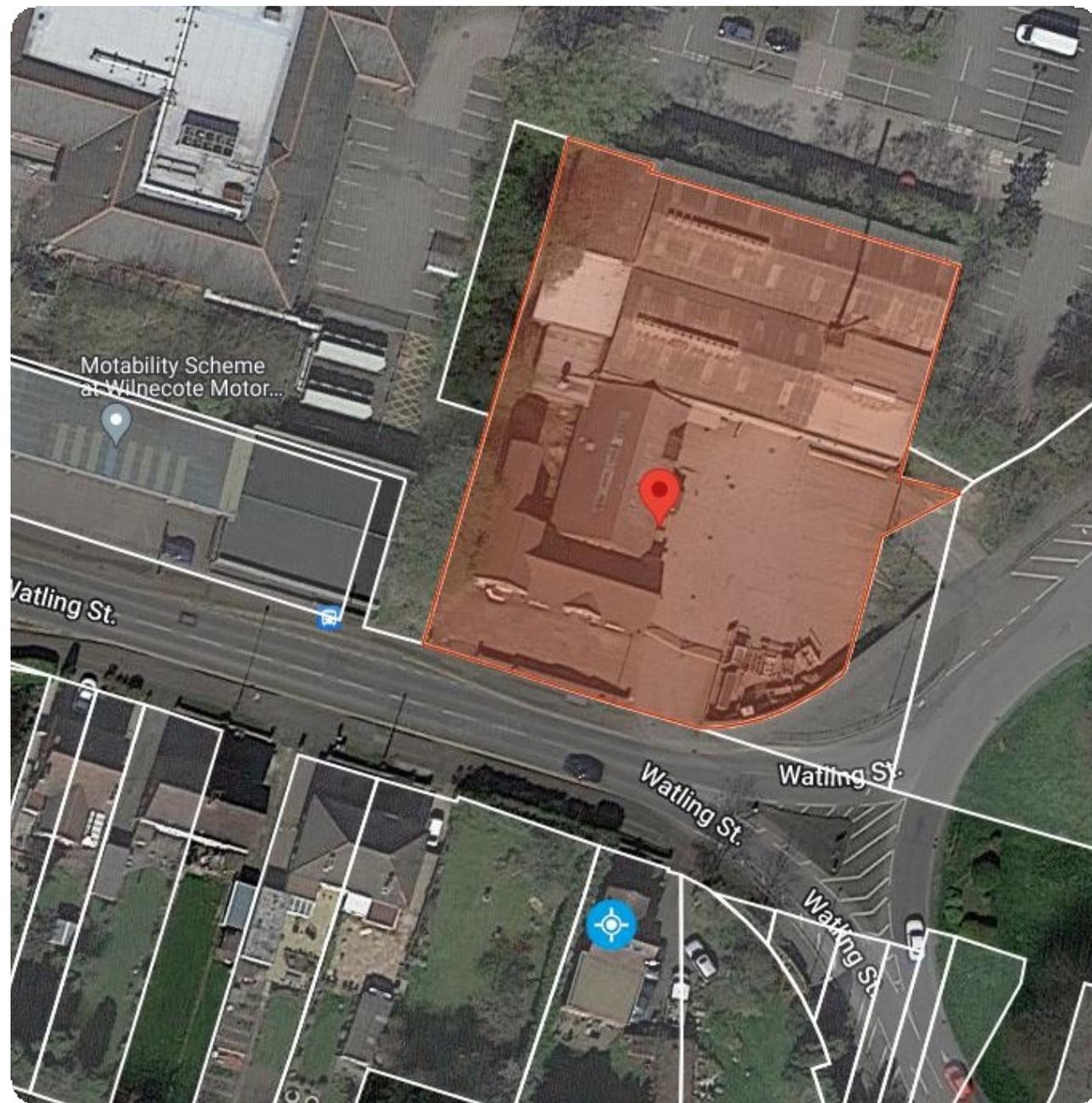
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15,747.6 Sq Ft

£1,250,000 for the Freehold

Key Features

- Heavy Industrial Unit with Yard.
- Potential Roadside Development Plot
- 0.66 Acre Block
- 3 Drive Ways
- Nearby to McDonald's, Texaco, Lidl, B&M, KFC, Morrisons, Timpsons and so much more.
- Tenanted Investment with Development Potential



273 Watling Street, Wilnecote, Tamworth, B77 5BH



Location

Situated on the corner roundabout of Watling Street, Wilnecote Tamworth. This property is nearby to McDonald's, Texaco, Lidl, B&M, KFC, Morrisons, Timpsons and so much more.

Transportation options are plentiful in the area. A network of well-connected roads ensures easy commuting to and from Tamworth town centre and neighbouring areas. Additionally, public transportation, including bus routes, enables convenient travel throughout the region, linking residents to wider amenities and attractions.

Description

Heavy industrial unit with two-floor offices located on a busy roundabout corner location. Currently tenanted by Enviro Strip Limited (Company Number 10457493) on a rolling lease with £100,000PA rent. The tenants are wanting to renew on a 5-8 year term with the new owners at £100,000 PA.

The property has 3 Main buildings, two workshops and an office building with two floors and a small rear yard as well as the front yard space.

There is currently a one-way entrance system in place with 2 entrances on Watling Street and 1 Entrance on Marlborough Way.

This Property is not listed, not in a flooding zone and not in a Green Belt or AONB.

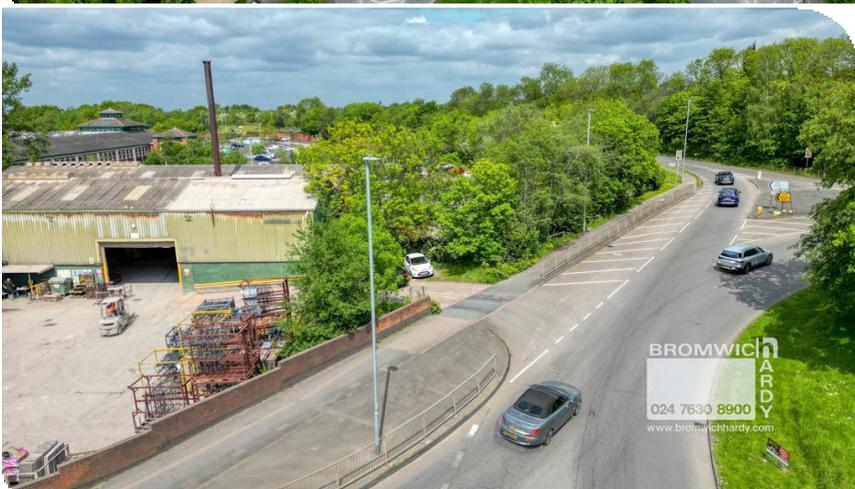
Eave Heights of 5.7m Approx



Business Rates

Rateable Value: £49,409--> **Tenure**

Freehold Sale



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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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