



Moorlands Farm, Manor Lane, Waresley, Hartlebury, DY11 7XN

FOR SALE

INVESTMENT / DEVELOPMENT
OPPORTUNITY

SIZE

1.52 Acres / 0.61 Ha

FOR SALE

Offers in the region of £495,000

Rare investment / development
opportunity

Prominent location fronting the busy
A449

Freehold

Currently producing £43,560 per
annum

Location

The premises is located in a prominent position fronting the A449 dual carriageway. Hartlebury lies approximately 1 mile to the north west and Kidderminster c. 5.5 miles to the north.

The national motorway network is accessible at Junction 6 of the M5 via the A449, approximately 10 miles to the south.

Description

The property comprises a 1.52 acre (0.61 ha) plot of land with 7 storage units within it. There are also 12 storage containers which are currently let to a number of tenants. The entire site currently produces £43,560 per annum. A copy of the tenancy schedule is available from the agents on request.

There is a vehicular right of way over the sight to the fisheries at the rear of the property.

Accommodation

Site Area	1.52 Acres (0.61 ha)
Unit 1	451 sq ft
Unit 2	1,334 sq ft
Unit 3	1,237 sq ft
Unit 4	1,899 sq ft
Unit 5	1,266 sq ft
Unit 6	451 sq ft
Unit 7	468 sq ft
Total	7,106 sq ft (GIA)

12 x storage containers.

For Sale

Offers in the region of £495,000.

Tenure

Freehold.

Tenancies

Currently producing £43,560 per annum. Please contact the agents for a copy of the tenancy schedule.

V.A.T.

The property is not V.A.T. registered.

Rating Assessment

Applicants are to make their own enquiries via the Valuation Office Agency.

Energy Performance Certificate

Please contact the agent for further details.

Legal Costs

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

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

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Michael Johnson
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