



**SITUATION**

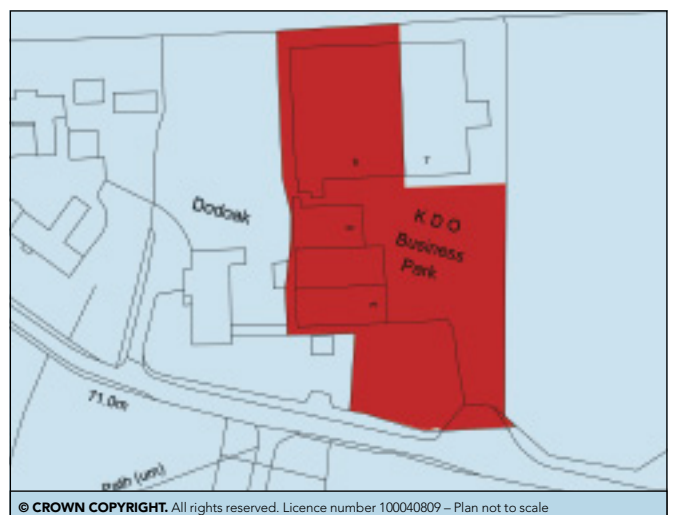
KDO Business Park is located on the edge of the villages of Little Witley and Sankyn's Green, approx. 1 mile from the junction with the A443 Great Witley Road. The property is located 8 miles north-west of Worcester, 4 miles south of Stourport-on-Severn and approx. 25 miles south-west of Birmingham, having good road links via the M5 (Junction 6).

**PROPERTY**

Forming the majority of KDO Business Park comprising **4 Light Industrial / Warehouse Units** along with a **Secure Compound**.

**VAT is payable in respect of this Lot (TOGC available)**

**FREEHOLD**



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**£45,900 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 3	GIA Approx. 2,123 sq ft	<b>A. Brown</b>	5 years from 1st September 2014	£5,300	FRI <b>Rent Review September 2017</b>
Units 4 & 5	GIA Approx. 4,045 sq ft	<b>L &amp; D Walton (t/a Olpro Camping Equipment) www.olproshop.com</b>	5 years from 1st November 2013	£11,000	FRI <b>Rent Review 2018</b>
Unit 6	GIA Approx. 9,417 sq ft	<b>H. Gwin (t/a Oakland Coachbuilders) www.oaklandcoachbuilders.co.uk</b>	10 years from 1st October 2009 <b>(In occupation over 10 years)</b>	£26,000	FRI <b>Rent Review 1st May 2014 (Outstanding). 2014 Break Option not exercised.</b>
Compound	Approx 0.153 Acres	<b>H. Gwin (t/a Oakland Coachbuilders) www.oaklandcoachbuilders.co.uk</b>	Monthly Licence <b>(In occupation over 10 years)</b>	£3,600	<b>Rent has not been increased since 1st October 2009</b>
<b>TOTAL</b>				<b>£45,900</b>	

**VENDOR'S SOLICITORS**

Withy King - Tel: 01225 730 156  
Ref: A. Johnson Esq - Email: andrew.johnson@withyking.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £500 (including VAT) upon exchange of contracts