



SITUATION

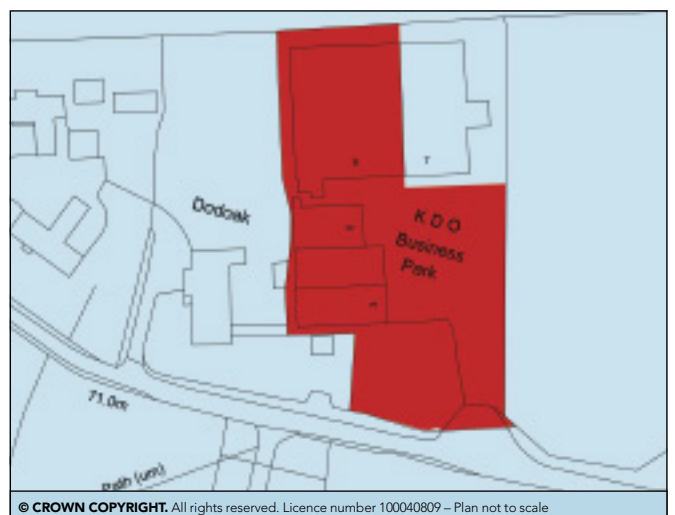
KDO Business Park is located on the edge of the villages of Little Witley and Sankyn's Green, approx. 1 mile from the junction with the A443 Great Witley Road. The property is located 8 miles north-west of Worcester, 4 miles south of Stourport-on-Severn and approx. 25 miles south-west of Birmingham, 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	A. Brown	5 years from 1st September 2014	£5,300	FRI Rent Review September 2017
Units 4 & 5	GIA Approx. 4,045 sq ft	L & D Walton (t/a Olpro Camping Equipment) www.olproshop.com	5 years from 1st November 2013	£11,000	FRI Rent Review 2018
Unit 6	GIA Approx. 9,417 sq ft	H. Gwin (t/a Oakland Coachbuilders) www.oaklandcoachbuilders.co.uk	10 years from 1st October 2009 (In occupation over 10 years)	£26,000	FRI Rent Review 1st May 2014 (Outstanding). 2014 Break Option not exercised.
Compound	Approx 0.153 Acres	H. Gwin (t/a Oakland Coachbuilders) www.oaklandcoachbuilders.co.uk	Monthly Licence (In occupation over 10 years)	£3,600	Rent has not been increased since 1st October 2009
TOTAL				£45,900	

VENDOR'S SOLICITORS
Withy King - Tel: 01225 730 156
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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