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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ

3 Hare Street, Bilston, West Midlands WV14 7JJ

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
10,621 sq ft (987 sq m)

Purchase Price
£650,000

- Self contained gated site
- Good parking/circulation space
- Close to the A463 Black Country route
- Within 4 miles of Junction 10 M6

http://www.sellers-surveyors.co.uk/qlink2643

Location

The property is situated opposite the junction with Trinity Road and is a short distance from Oxford Street (A41 trunk road) and the Black Country Route (A463) which ultimately leads to Junction 10 of the M6 approx. 4 miles distant.

Situated at the rear of the site and approached via a shared concrete driveway from Hare Street to a gated loading and concrete surfaced car park/yard area.

Description

The property comprises a two bay steel framed warehouse with brick/blockwork and corrugated asbestos walls surmounted by two pitched, part lined roofs with inset filon lighting panels. to part. Height to eaves/underside of haunch - 3.69 m. (12'1") approx. The front elevation of the two bays are clad with profiled metal sheeting. Bay No. 1 includes a partitioned works office. Access is via a roller shutter door. Bay No. 2 is sub divided to form two offices and a showroom.

A single storey brick built office front Bay No. 1. The accommodation includes upper level toilets which adjoin Bay 2.

An external open sided canopy is located to the surfaced car park/yard.

Accommodation (Gross Internal Area) approx.

10,621 sq.ft. (987.08 sq.m.).

Canopy - 314 sq.ft (29.15 sq.m)

Rating Assessment

2023 Rateable Value - £27,750.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £39,250

UBR - 48p in the £ (2026/27)

Services

All mains services, except gas, are available.

A crane is located to Bay 1 - please note that this has not been used for many years.

Purchase Price

£650,000.

V.A.T.

We are advised that the purchase price is not subject to V.A.T.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

Energy Performance Certificate

EPC Rating - C.

Viewing

Strictly by appointment with the Sole Agents.
Sellers - 01384 456789.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

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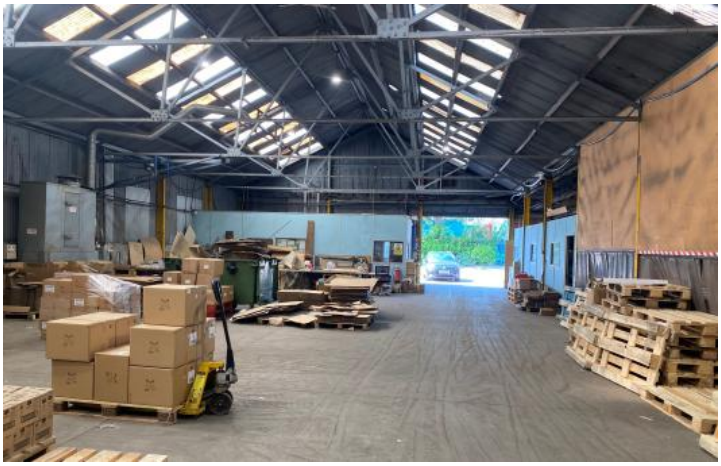
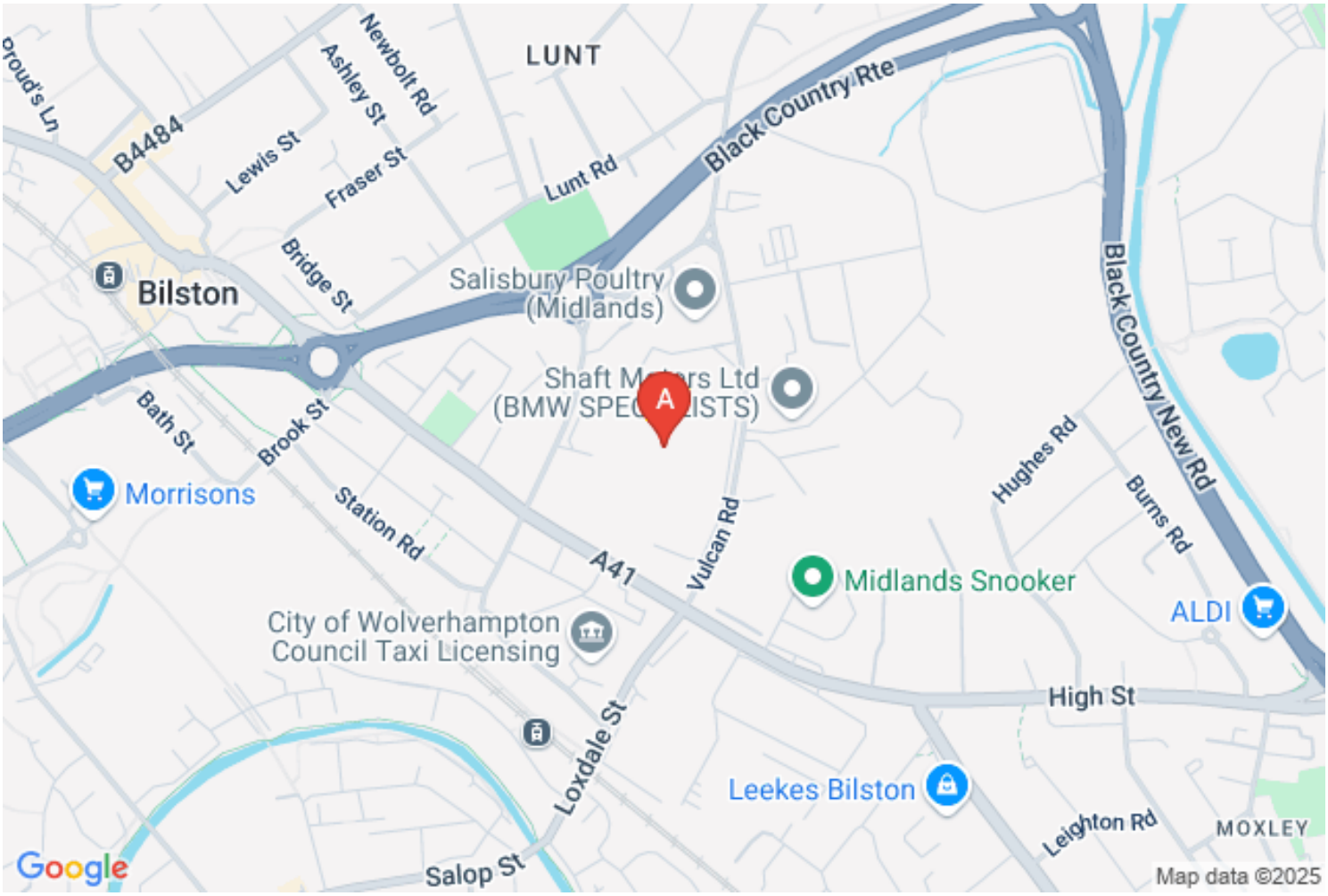
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