

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



70 Hayes Lane, Lye, Stourbridge DY9 8QT

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
9,836 sq ft (914 sq m)

Purchase Price
Offers on £545,000

- * Area excludes canopy
- * Popular location
- * Secure site

Location

The property is prominently located on Hayes Lane and borders the Worcester to Birmingham railway line.

The Hayes - part of the A458 which connects Stourbridge Town Centre to Halesowen Town Centre - lies within a quarter of a mile.

Description

A secure relatively deep site which has over the years been developed into a factory complex which includes a number of workshop buildings (joined by a canopy) and an office block.

The buildings are mainly of brick construction and are surmounted by pitched lined corrugated asbestos roofs incorporating natural lighting panels at intervals.

Working heights vary between 3.6-3.9m.

On site car parking is provided.

Accommodation (Gross Internal Area) approx.

9,836 sq.ft. (914 sq.m.) *

* Excludes canopy of 1,589 sq.ft. (147.6 sq.m.)

Services

Mains electricity, water and drainage are connected.

Gas is available but the meter would need to be re-installed.

Rating Assessment

'Factory and Premises' - Rateable Value £25,750.

Tenure

The property is understood to be of Freehold tenure.

Purchase Price

Offers on £545,000.

V.A.T.

The sale will not be 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

To follow.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors 01384 456789.

Mark Shephard - 07764 269801
markshephard@sellers-surveyors.co.uk

and

Matthew Pearcey - 07764 269803
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Additional Images



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