



CHARTERED SURVEYORS

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



E5 Hagley Court North, The Waterfront, Brierley Hill DY5 1XF

## FOR SALE

### INVESTMENTS

**Size**  
3,190 sq ft (296 sq m)

**Purchase Price**  
£299,500

Currently producing £18,500 per annum

Void ground floor suite of 707 sq.ft.  
available at £6,000 per annum

Views over the canal marina

Substantial on site car parking

Close to Merry Hill Shopping Centre  
and planned Metro stop

<http://www.sellers-surveyors.co.uk/qmlink2622>

## Location

The premises are located within the Waterfront office development (location plan attached). The Merry Hill Shopping Centre is situated close-by. The Waterfront comprises a modern, landscaped office development. Leisure and restaurant facilities are located within walking distance.

The Motorway Network is accessible via Junctions 2 and 3 of the M5 at Oldbury and Quinton respectively (5 miles approx.)

## Description

The property comprises a modern office block overlooking the canal marina. The suites benefit from raised access flooring, suspended ceilings with concealed lighting and aluminium framed double glazed windows. Separate male and female toilets and a kitchenette are situated to each floor.

The property benefits from 4 private car parking spaces in conjunction with unrestricted car parking to the communal car park.

## Accommodation (Nett Internal Area) approx.

Ground Floor - 1,601 sq.ft. (148.79 sq.m.)

First Floor - 1,589 sq.ft. (147.68 sq.m.)

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Total 3,190 sq.ft. (296.47 sq.m.)

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## Tenancy Schedule

See attached.

## Rating Assessment

Ground Floor left 2026 Rateable Value: £6,600.

Ground Floor right 2026 Rateable Value: £5,300.

First Floor Rateable Value: £12,250.

## Tenure

Long leasehold - understood to be 150 years from 1989.

## Purchase Price

£299,500.

## V.A.T.

V.A.T. will be levied on the purchase price.

## Energy Performance Certificate

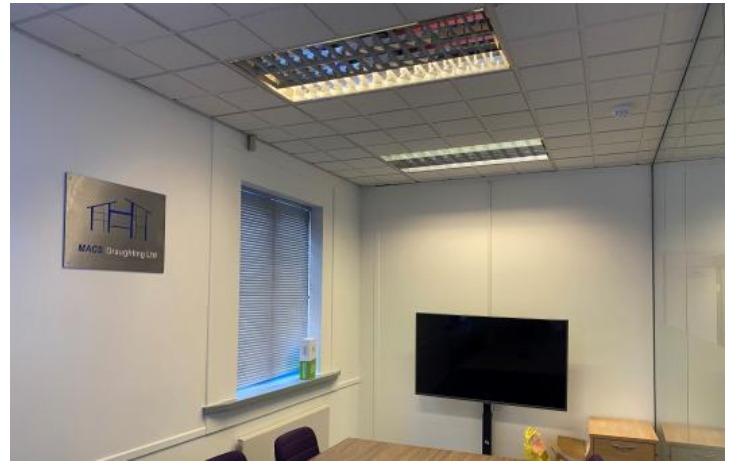
EPC rating - C.

## Viewing

Strictly via the Sole Agents

Sellers Chartered Surveyors  
Matthew Pearcey - 07764 269803  
matthewpearcey@sellers-surveyors.co.uk

## Additional Images



Additional Images

