

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



Frederick House, Anchor Lane, Bilston WV14 9NE

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
3,183 sq ft on 0.48 acres

Purchase Price
£425,000

Popular location.

1/4 mile off Birmingham New Road (A4123)
and Black Country Route (A463).

Secure surfaced yard to side.

Location

Prominently located on Anchor Lane with direct access to Birmingham New Road (A4123) and Black Country Route (A463).

Description

A mainly flat fairly regular shaped site. Partially developed with a single storey steel framed building. Full height brick elevations (part glazed). Pitched steel framed roof covered with lined metal sheeting incorporating natural lighting panels at intervals. Concrete floors.

Front section has been fitted out as offices including a trade counter. Mezzanine floor provides additional stores and offices.

Rear section comprises of a workshop accessed off the driveway to the site via a metal concertina door. Working height circa 4m.

To the side of the workshop is a single storey brick built extension with a flat roof - houses toilets and a kitchen.

Secure surfaced yard - fenced and gated

Accommodation

Front Section (Offices)	1,540 sq.ft.
Rear Workshop	1,385 sq.ft.
Ancillary Block	258 sq.ft.

	3,183 sq.ft.
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Site Area

Circa 0.48 acres.

Tenure

Freehold.

Purchase Price

£425,000.

Rating Assessment

Rateable Value: £22,250.

U.B.R. 48p in the £ (2026/2027).

Services

All mains services are connected.

V.A.T.

V.A.T. is not payable on the purchase price.

Fixtures & Fittings

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

Energy Performance Certificate

To be confirmed.

Viewing

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

Mark Shephard - 07764 269 801
markshephard@sellers-surveyors.co.uk

Additional Images

