

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



Ruiton Street, Lower Gornal, Dudley DY3 2EH

## FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
2,684 sq ft (249 sq m)

**Purchase Price**  
£275,000

Property includes a parcel of undeveloped land

Prominent position to busy road

Established car trade location

Site area - 0.26 acres (0.11 hectares) approx.

## Location

The property is located on Ruiton Street, close to the Five Ways island. Gornal Wood village centre is within 1 mile.

## Description

The property comprises a workshop/adjoining stores, front office/showroom area and a parcel of unsurfaced land.

The workshop is of steel framed construction surmounted by a pitched, corrugated asbestos roof and a flat roof. Height to eaves - 4.06 m. (13'4") approx. An inspection pit is included. Access is via a timber sliding door. Two lean to stores adjoin the main area. The front section of the building comprises an office and former showroom with access via a timber door.

An external toilet block is included.

The tarmac surfaced car display forecourt can accommodate up to say 10 cars. There is additional car parking to the left hand side of the property.

The property includes a parcel of undeveloped land to the left hand side of the main buildings.

## Accommodation (Gross Internal Area) approx.

Showroom/office	-	996 sq.ft.	(92.57 sq.m.)
Workshop/stores	-	1,687 sq.ft.	(156.83 sq.m.)
		_____	_____
Total		2,684 sq.ft.	(249.4 sq.m.)
		_____	_____

External toilet block - 87 sq.ft. (8.13 sq.m.) approx.

The Site Area is 0.25 acres (0.10 hectares) approx.

## Site Area

0.26 acres (0.11 hectares) approx.

A plan showing the assumed site boundaries is available to download via Sellers website.

## Services

All mains services, except gas are connected.

We understand the former underground fuel tanks were "filled in" during the 1970's.

Please note the Landlord/Agents have not tested the services/heating systems.

## Rating Assessments

2026 Rateable Value: £5,900.

U.B.R. - 48p in the £ (2026/2027).

and

2026 Rateable Value: £11,500.

U.B.R. - 48p in the £ (2026/2027).

## Purchase Price

£275,000.

## V.A.T.

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

## Fixtures & Fittings

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

## Energy Performance Certificate

EPC rating - D.

## Viewing

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

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

# Additional Images



# Additional Images



