



CHARTERED SURVEYORS

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**01384 456789**

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



Salem Street, off Sheepwash Lane, Great Bridge, Tipton DY4 7JH

## FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
8,315 sq ft (772 sq m)

**Purchase Price**  
£550,000

- \* Freehold
- \* 5 ton crane
- \* Offices
- \* Car Park

## Location

The property is prominently located on the corner of Salem Street and Sheepwash Lane. Great Bridge Town Centre lies within 1/2 mile.

## Description

A fairly regular shaped site developed with an industrial property made up of 2 No. single storey steel portal framed industrial buildings and a single storey brick built office building. Working heights vary between 4.2m and 5.2m. Car park included.

## Accommodation (Gross Internal Area) approx.

Office building	-	471 sq.ft	(43.8 sq.m)
Industrial Building No. 1	-	3,999 sq.ft	(371.5 sq.m)
Industrial Building No. 2	-	3,270 sq.ft	(303.8 sq.m)
Toilet Block	-	102 sq.ft	(9.5 sq.m)
Lean to Extension	-	43.9 sq.ft	(43.9 sq.m)
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Total		8,315 sq.ft	(772.5 sq.m)

## Site Area approx.

0.46 acres approx.

## Rating Assessment

2023 Rateable Value - £26,500.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £40,000

UBR - 48p in the £ (2026/27)

## Services

All main services except gas are connected.

## Tenancy

Freehold.

## Purchase Price

£550,000.

## V.A.T.

VAT will not be levied on the purchase price.

## Energy Performance Certificate

EPC Rating - E

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

Mark Shephard - 07764 269801

markshephard@sellers-surveyors.co.uk

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