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



Stafford Street, Wednesbury WS10 7JX

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
8,590 sq ft (798 sq m)

Purchase Price
Offers in excess of £600,000

Includes a surfaced YARD of 0.27 acres

Within 3 miles of Junction 9 M6

Within half a mile of Midland Metro Line

Portal framed workshop

On site car parking

Good power supply

<http://www.sellers-surveyors.co.uk/qlink2421>

Location

The property is situated at the junction of Stafford Street and Albert Street, Wednesbury. Wednesbury Town Centre and Morrisons supermarket are within half a mile. Junction 9 of the M6 is within 3 miles. The West Midlands Metro tram line is within half a mile.

Description

The workshop is of steel portal framed construction with part glazed brick/blockwork and profiled metal sheeted walls surmounted by a pitched corrugated asbestos roof incorporating filon roof lights. Height to underside of haunch - 4.2 m. (13'10") approx. Access is via a "concertina" type metal door which leads onto the yard. Male and female toilets are included within the workshop. An external canopy adjoins the workshop.

There are two areas of first floor storage within the workshop. A small store is included.

The single storey offices comprise a range of private and open plan rooms, a kitchen, toilets and a garage/store with roller shutter door access via the front car park.

The split level YARD is concrete surfaced. A sub station is located to the yard. The site boundary fence is metal profiled sheeted with access via two gates. The site is landscaped.

Accommodation (Gross Internal Area) approx.

Offices	1,713 sq.ft. (159.19 sq.m.)
Workshop	6,705 sq.ft. (623.17 sq.m.)
Store	172 sq.ft. (16.01 sq.m.)
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Total	8,590 sq.ft. (798.33 sq.m.) approx.
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First floor areas - 250 sq.ft. (23.25 sq.m.) and 715 sq.ft. (66.41 sq.m.)

Canopy - 1,307 sq.ft. (121.5 sq.m.) approx.

Site Area

0.55 Acres (0.22 hectares) approx. An OS extract is attached with the assumed site boundaries edged red.

YARD - 0.27 Acres (0.11 hectares) approx.

Services

All mains services are connected. A sub station is situated within the property.

Rating Assessment

Rateable Value - £25,000.

U.B.R. - 51.2p in the £(2021/22).

Guide Price

Offers in excess of £600,000.

V.A.T.

The purchase price is not subject to V.A.T.

Fixtures & Fittings

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

Energy Performance Certificate

EPC rating - to follow.

Viewing

Strictly via the Sole Agents - Sellers Commercial Limited.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

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