

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



Unit 21 Premier Partnership Estate, Leys Road, Brierley Hill DY5

## FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
2,613 sq ft (243 sq m)

**Purchase Price**  
£195,000

Popular estate

Good working height

## Location

The premises are located to the rear of the Premier Industrial Estate. The Merry Hill Centre and Brierley Hill town centre are within two miles. The Dudley Southern By-Pass lies within 3 miles.

## Description

The unit is of steel framed construction with brick/blockwork walls surmounted by a pitched roof clad with profiled metal sheeting. Height to eaves 4.08 m. (13'5") approx. Access is via a roller shutter door. A store, toilet and a first floor store are included.

## Accommodation (Gross Internal Area) approx.

2,613 sq.ft (242.84 sq.m.) approx.

First floor store - 82 sq.ft. (7.6 sq.m.) approx.

## Services

All mains services, except gas, are connected. Electricity is purchased direct from the estate.

## Rating Assessment

2017 Rateable Value: £6,100.

2023 Rateable Value: £15,750.

U.B.R. - 51.2p in the £(2023/2024).

## Tenure

Long leasehold - 999 years (less 3 days) from 7th June 1996.

## Purchase Price

£195,000.

## V.A.T.

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

## Service Charge

The sale contract will incorporate a service charge provision to cover the repair/maintenance of all common areas etc.

## Fixtures and Fittings

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

## Energy Performance Certificate

EPC Rating - D

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

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