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Canalside, 9A Narrowboat Way
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Unit 61/64 Sapcote Trading Centre, Powke Lane, Cradley Heath, B64 5QR

TO LET / FOR SALE

INDUSTRIAL / WAREHOUSE

Size
14,630 sq ft (1,359 sq m)

Purchase Price
£850,000

Rent
£75,000 per annum exclusive

4.64 m (15'3") to eaves approx

Metal profiled sheeted roofs

15 approx. car parking spaces

Popular Estate

http://www.sellers-surveyors.co.uk/qlink2124

Location

The premises are located on the Sapcote Trading Centre, Powke Lane, Cradley Heath.

Description

The two bay premises are of steel framed construction with brick walls surmounted by 2 No. pitched, lined metal profiled sheeted roofs. The front elevation is clad with metal profiled sheeting. Height to eaves 4.64 m. (15'3") approx. Access is via an electrically operated roller shutter door. Internal blockwork toilets and a kitchen are included along with internal two storey offices. 15 approx. car parking are available to the front of the building.

Accomodation (Gross Internal Area)

14,630 sq.ft. (1,359.59 sq.m.) approx.

Services

All mains services, except gas, are included. A "solid fuel" space heater is included.

Rating Assessment

2023 Rateable Value - £36,000.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £45,000

UBR - 48p in the £ (2026/27)

Fixtures & Fittings

All usual trade fixtures and fittings and those not included in these particulars are expressly excluded from the letting or sale.

Purchase Price

£850,000.

Lease Terms

The unit is available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

£75,000 per annum exclusive.

V.A.T.

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

Fixtures and Fittings

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

Energy Performance Certificate

EPC Rating - C.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803

Matthewpearcey@sellers-surveyors.co.uk

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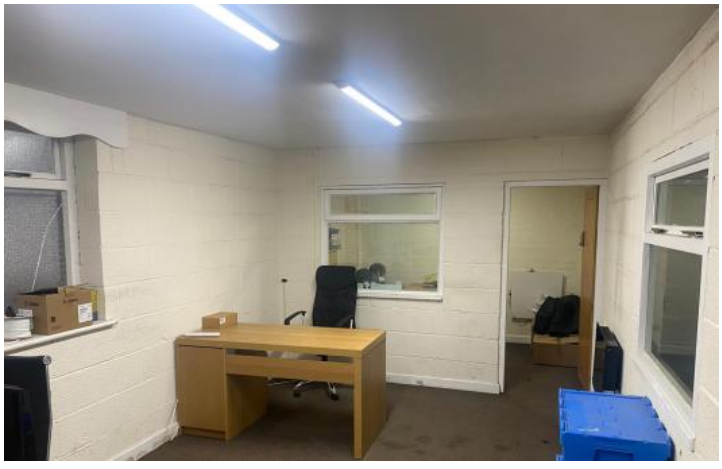
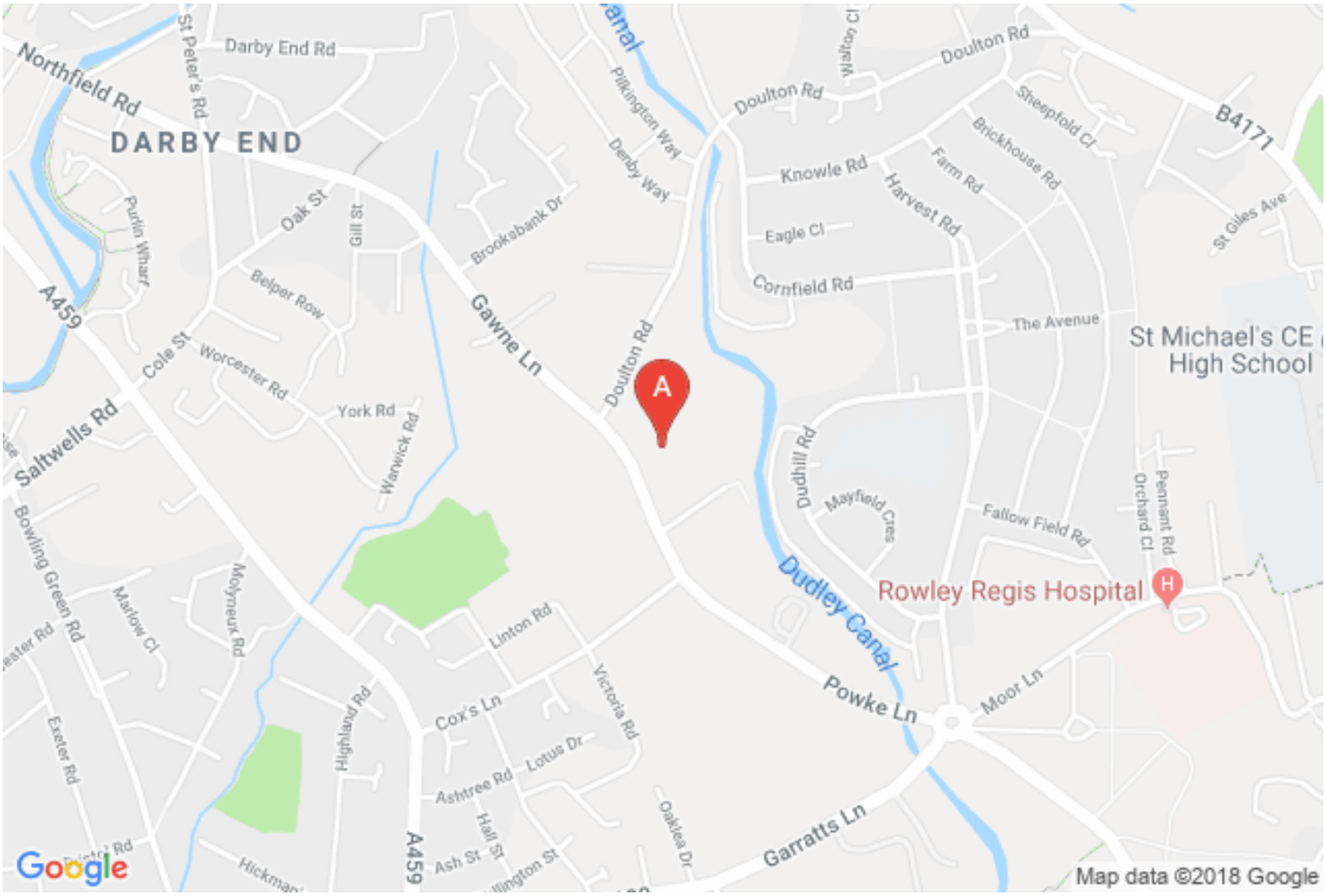
Additional Images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