

Warehouse / Trade Counter / Offices / Storage & Land

Timmis Road, Lye, Stourbridge DY9 7BQ



- POTENTIAL DEVELOPMENT STPP
- HIGH BAY WAREHOUSE
- TRADE COUNTER & OFFICES
- PART INCOME PRODUCING
- EXCELLENT PARKING AND STORAGE
- POTENTIAL TO EXTEND

EPC SCORE 102 **A B C D E F G**

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371



Details prepared October 2017



LOCATION The property is in a convenient and established position off the A458 Stourbridge Road 0.5 miles from Lye and 2 miles from Stourbridge Town Centre. Access to Junction 3 of the M5 is approx 6 miles distant.

DESCRIPTION The units are interconnected and comprise a high bay warehouses, trade counter, fitted offices, workshop and ample parking and storage land plus a self contained fully secured rectangular level site (currently Let) Eaves heights range from 8 feet to 25 feet. The High Bay warehouse has the benefit of 2 access points one from the rear of the site across the secured storage yard and one direct form Timmis Road with additional undercover storage.

ACCOMMODATION

High Bay Warehouse	2,992 sq ft	278 sq m
Workshop	3,320 sq ft	308 sq m
Trade Counter	1,577 sq ft	147 sq m
1st Floor Office	1,577 sq ft	147 sq m
Yard / Storage		
Car Parking		
TOTAL AREA	9,466 sq ft	879 sq m

Land only	0.629 acres
Overall Site Area	1.261 acres

SERVICES All mains services are connected and units are fully sprinklered.

TENURE We understand the property is freehold

LEASES The self contained land (edged blue on the plan) is subject to a lease to Regenr8 Limited at a rental of £37,000 per annum exclusive from 12th May 2017 for 3 years. The land is currently used for recycling and a waste transfer station and is separately metered, serviced and is fully secured separate from the main site.



PRICE Offers are sought of £975,000 oiro subject to contract only.

LEGAL COSTS Each party to pay all own costs in respect of this transaction.

PROPERTY BOUNDARY This is shown edged red on the attached plan (not to scale and only approximate) note the sale will be subject to the retention of a thin strip of land between points A to E on the identification plan.

PLANNING Prospective Purchasers / Tenants are advised to satisfy themselves regarding current or intended uses of the property with the Local planning Authority - Dudley Metropolitan Borough Council.

BUSINESS RATES The property is subject to Business Rates. The current rateable value of the entire property is to be confirmed. Any prospective purchaser or tenant should confirm rates liability with the Local Authority.

VIEWING Full inspection viewings can be arranged with the Agents.



VAT

VAT maybe levied on the purchase price.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References

The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

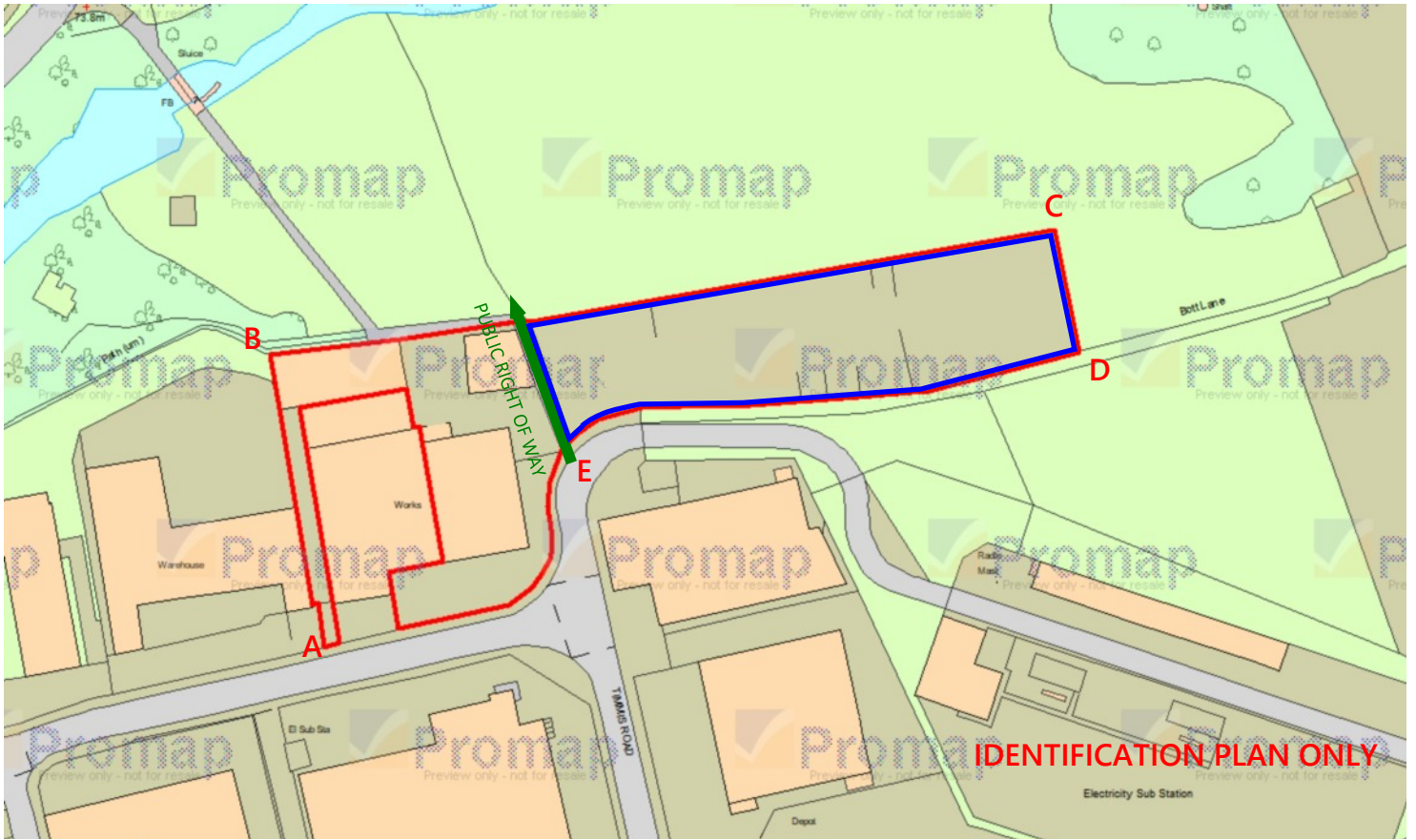
Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

© Walton and Hipkiss





Our services

- Commercial and Land Agency
- Acquisition & Leasing
- Rent Reviews & Lease Renewals
- Valuations and Surveys
- Development Consultancy
- Property Funding
- Market Appraisals
- Land & New Homes
- Residential Sales & Lettings
- Management

HAGLEY 01562 886 688 • KIDDERMINSTER 01562 517 777 • STOURBRIDGE 01384 392 371

Registered Office

Walton & Hipkiss is a trading name of
Walton & Hipkiss (Commercial) Limited

Registered in England & Wales. Company Number 9795632
111 Worcester Road, Hagley, West Midlands DY9 0NG



IMPORTANT NOTICE Walton and Hipkiss (Commercial) Limited advise their clients on the Code of Practice for Commercial Leases in England and Wales. Walton and Hipkiss (Commercial) Limited, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as statement or representation of fact or that the property or its services are in good condition. ii) Walton and Hipkiss (Commercial) Limited have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Walton and Hipkiss (Commercial) Limited nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.