

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)
Total		8,315 sq.ft	(772.5 sq.m)

Site Area approx.

0.46 acres approx.

Rating Assessment

Rateable Value: £40,000.

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

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