

WALTON & HIPKISS

Established 1929

Commercial Property and Land



TIMMIS ROAD LYE STOURBRIDGE DY9 7BQ

FOR SALE or TO LET

**OFFICES - TRADE COUNTER
WORKSHOPS - WAREHOUSES
AND LAND - FLEXIBLE UNITS**

From 1976 sq ft (183 sq m)
to 20,442 sq ft (1899 sq m)

Prices from **£60,000** stc

Rentals from **£ 6,500** exc

- Modern Units - some High Bay
- Flexible mix of uses
- Ample Car Parking
- Fully serviced & sprinklered
- Good access for HGV
- Ample yardage
- Fuel Storage
- Secured level cleared site

01384 397 797

01562 881 448

Scan for LIVE
online details



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WORKSHOPS - WAREHOUSE - TRADE COUNTER - OFFICES - LAND TIMMIS ROAD LYE STOURBRIDGE DY9 7BQ

LOCATION The units are located in a convenient position off the A458 Stourbridge Road 0.5 miles from Lye and 2 miles from Stourbridge Town Centre. Access to Junction 3 of the M% is approx 6 miles distant.

DESCRIPTION The units are interconnected and comprise two attached high bay warehouses and 3 regular workshop units, one with a two storey self contained office building attached and a Trade Counter building with offices above. Eaves heights range from 8 feet to 25 feet,

ACCOMMODATION

Unit A	Warehouse	2,992 sq ft
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Unit B	Warehouse	1,976 sq ft
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Unit C	Offices	1,200 sq ft
	Workshop	3,960 sq ft

Total		5,160 sq ft
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Unit D	Workshop	3,840 sq ft
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Unit E	Workshop	3,320 sq ft
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Unit F	Trade	1,577 sq ft
	1st F Office	1,577 sq ft

Total		3,154 sq ft
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TOTAL AREA		20,422 sq ft
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SERVICES All mains services are connected and units are fully sprinklered.

TENURE We understand the property is freehold

LEASES Flexible leases are available from 3 years

PURCHASE PRICE AND RENTS

Unit A	£ 85,000 stc	or	£ 9,000 pa exc
Unit B	£ 60,000 stc	or	£ 6,500 pa exc
Unit C	£ 165,000 stc	or	£ 17,500 pa exc
Unit D	£ 98,500 stc	or	£ 10,500 pa exc
Unit E	£ 87,500 stc	or	£ 9,750 pa exc
Unit F	£ 125,000 stc	or	£ 12,000 pa exc
Land	£150,000 stc	or	£ 15,000 pa exc

LAND Open clear and secure level site of approximately 0.629 acres is available edged blue on the attached aerial photograph.

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)

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

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

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

VIEWING Full inspection viewings can be arranged with the Agents.

GENERAL TERMS

VAT

VAT maybe levied on the purchase price or rentals

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.

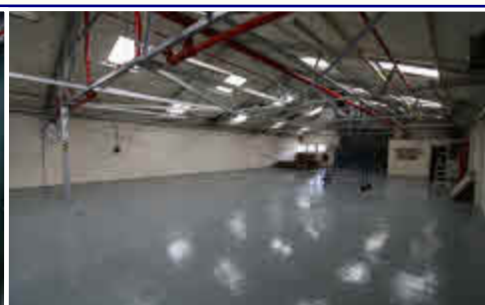
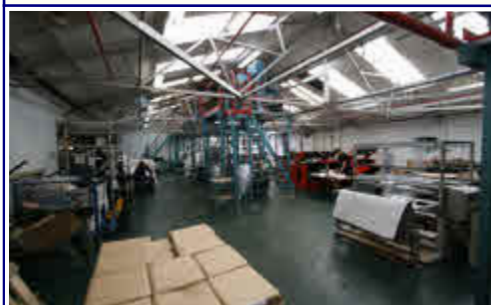
Fixtures & Fittings

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

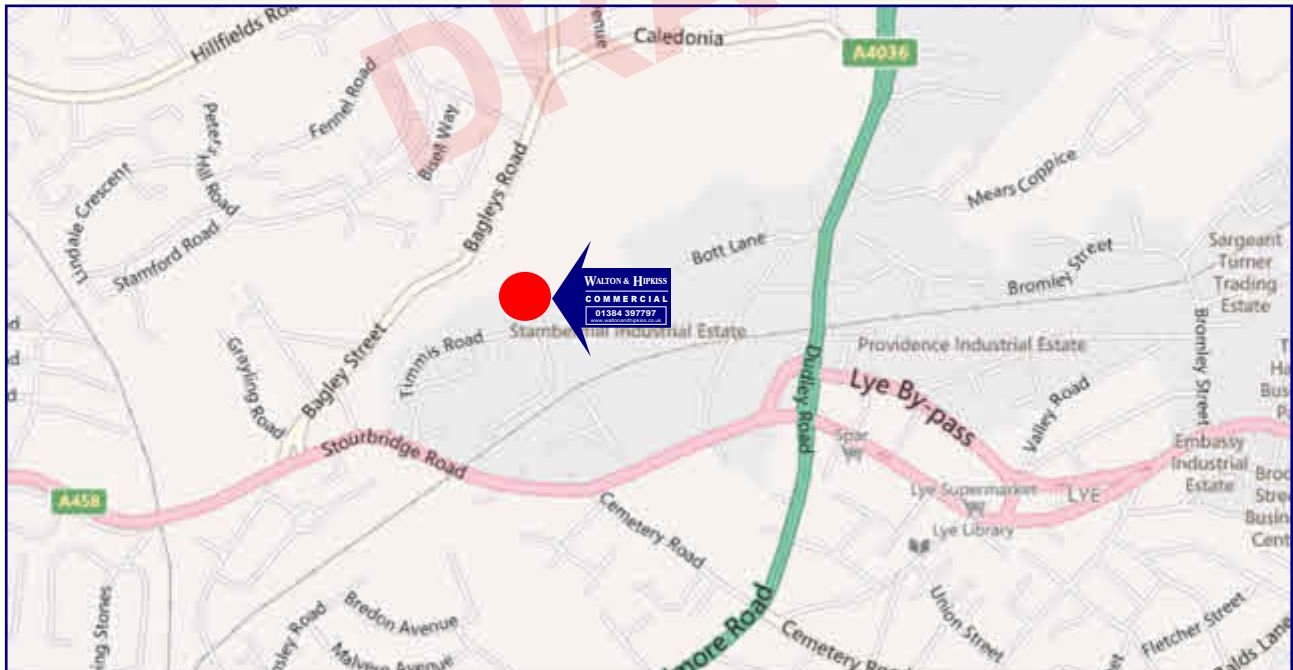
Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

Details prepared May 10th 2012



**WORKSHOPS - WAREHOUSE - TRADE COUNTER - OFFICES - LAND
TIMMIS ROAD LYE STOURBRIDGE DY9 7BQ**



The plans and images are approximate and not drawn to scale, but are a guide to the property only and do not form part or parts of any contract or lease and must not be relied upon as a statement of fact. The quality and accuracy of any print will depend on your printer, your computer and its print settings. These Plans or maps show the general position, not the exact line, of the boundaries.



WALTON & HIPKISS

Established 1929

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- Commercial Property Acquisition & Leasing*
- Home Buyer Surveys - Valuations and Surveys*
- Funding - Marketing Strategies*
- Land*
- New and Premier Homes*
- Residential Sales and Lettings*
- Residential Management*

Contact Alan Knight for an informal discussion

01384 397 797

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www.waltonandhipkiss.co.uk



Energy Performance Certificate

HM Government

Non-Domestic Building

101, Wellington Road
BULLY
BT1 1UB

Certificate Reference Number:
0000-0000-0070-0479-4000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk

Energy Performance Asset Rating

More energy efficient

A

B

C

D

E

F

G

Less energy efficient

120-150

Over 150

96

This is how energy efficient this building is

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	700
Building complexity (M200 scale):	1
Building emission rate (kgCO ₂ /m ²):	100.1

Benchmarks

Building similar to this one	120-150
Similar to the building stock	120-150

NEW EPC AWAITED

IMPORTANT NOTICE Walton and Hipkiss for itself and for the vendors or lessors of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property to prospective purchasers or tenants (as applicable), who are solely responsible for making their own investigations and seeking independent advice, including the costs of doing so, and forming their own view as to the condition of the property, its fitness for their requirements and the accuracy and completeness of the statements herein. All plans, layouts, maps etc are not drawn to scale and are for outline purposes only. These particulars do not constitute any recommendation or offer to enter into any contract regarding this property. Walton and Hipkiss does not guarantee the accuracy or completeness of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact or representations. Unless otherwise stated all rentals and prices are quoted exclusive of VAT, which may be chargeable. All reference to Business Rates and Council Tax must be treated as approximate and any interested party is recommended to confirm charges with the Local Authority. Neither Walton and Hipkiss nor the vendors or lessors of this property accepts any liability or responsibility (whether in negligence or otherwise) for any loss arising from using or relying on these particulars. Any reference herein to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is capable of fulfilling its intended function. Neither Walton and Hipkiss nor any of its partners, employees or agents has any authority to make, and does not make, any representation or warranty, or to enter into any contract whatsoever in relation to the property ©Walton & Hipkiss - July 2011