

The Property Professionals

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incorporating MARTIN BLOOMER ASSOCIATES

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET (MAY SELL)

**RETAIL (A1) FURNITURE WAREHOUSE
WILLIAM & SONS
LEVEL STREET
MERRY HILL, BRIERLEY HILL
DY5 1UA**

35,894 sq ft (3,343 sq m)

Two Storey Sales Accommodation.

Premises can divide into a self contained 28,315 sq ft and 7,579 sq ft facility.

Suitable for alternative uses (subject to Planning).

Prominent roadside position overlooking both Level Street and Merry Hill Shopping Centre.

48 Car Parking spaces.

bulleys.co.uk/levelstreet



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

The building occupies an elevated position off Level Street overlooking Level Street and Merry Hill Shopping Centre. The building is located a short distance from the Waterfront Office Development and Brierley Hill high street.

Junction 2 of the M5 motorway is approximately 6 miles from the property, providing access to the wider national motorway network.

Dudley town centre is approximately 3 miles the north east and Birmingham City Center is approximately 12 miles west.

DESCRIPTION

The main building provides two storey, furniture sales accommodation with first floor administration offices.

The subject site has been extended to provide warehouse storage with a mezzanine floor.

Externally there is car parking for 48 vehicles for the sole use of the site and the subject site is accessed directly from Level Street.

The site is available for immediate occupation.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Main Warehouse	28,315	2,630
Extension	<u>7,579</u>	<u>713</u>
Total	35,894	3,343

SERVICES

We are advised that mains water, gas and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

TERMS

To let by way a new full repairing and insuring lease as a whole or in part on terms to be agreed.

SALE PRICE

The landlord may consider a sale of the whole. Please contact the agents for further details.

TENURE

We are advised that the unit is available on a long leasehold basis.

Interested parties are advised to confirm the above with their solicitor/advisor.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 814136.

RATES

We are advised by Valuation Office Agency website that the current rating assessment is as follows:

Ground Floor Sales & First Floor Retail Area

Rateable Value: £195,146.00

Rates Payable: £ 98,158.44 (2019-2020)

Ground & First Floor Warehouse Extension

Rateable Value: £24,843.00

Rates Payable: £12,222.76 (2019-2020)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

A change of use may result in a reduction in the above listed Rateable Value.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and has been awarded B-48

WEBSITE

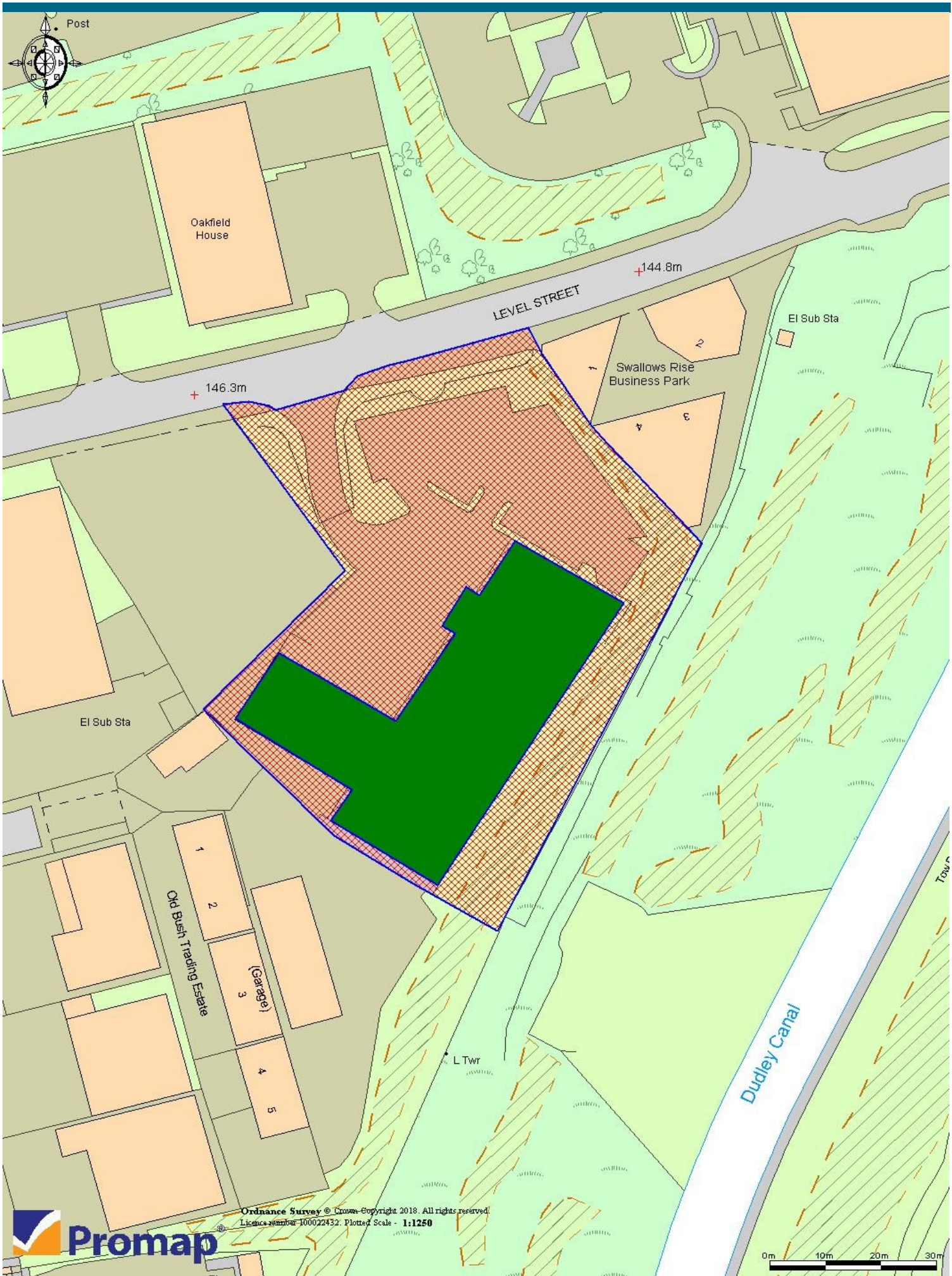
A virtual tour, together with aerial photography and further information is available at:

bulleys.co.uk/levelstreet

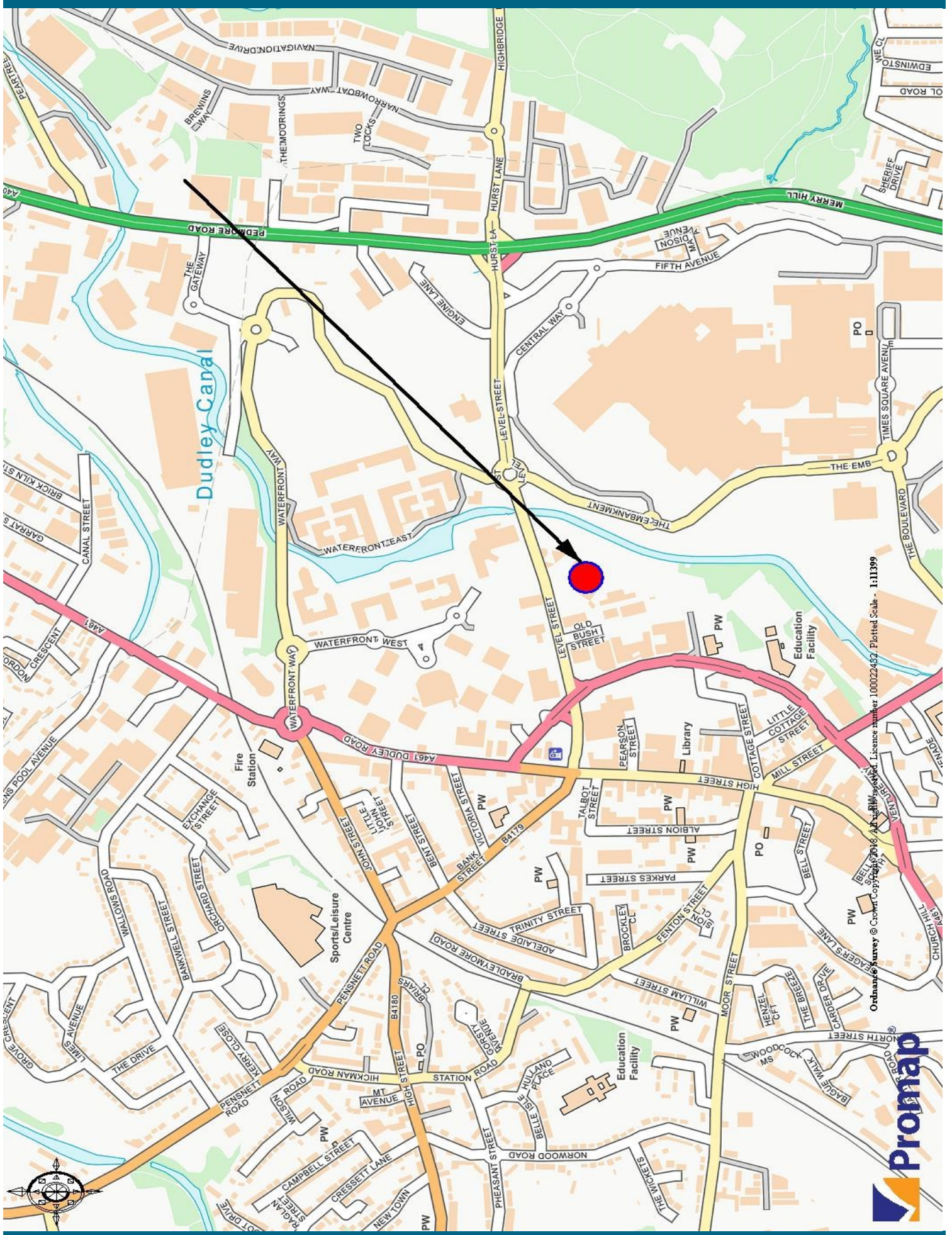
VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 09/19



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

- Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:
- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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