

FOR SALE

INDUSTRIAL AND COMMERCIAL LAND

COMPRISING WAREHOUSING, OFFICES, AND OUTDOOR STORAGE WITH REDEVELOPMENT POTENTIAL



THE CANDLEWORKS, CINDER ROAD, DUDLEY, DY5 4UG

- Investment opportunity – income generating
- Approximately 7,014ft² (651.62 m²)
- Ample carparking and outdoor storage
- Site area 3.45 acres (1.4 ha)
- “Brownfield site” with redevelopment potential

LOCATION

The site is located on Cinder Road approximately 0.5 miles from Gornal Wood; Russell's Hall Hospital is 2 miles; Pensnett Trading Estate is 0.4 miles and Merry Hill Shopping centre is 3 miles from the site.

It is approximately 3.7 miles from the Birmingham New Road (A4123) and 5.8 miles from Junction 2 of the M5.

DESCRIPTION

The site extends to approximately 3.45 acres (1.4 hectares) and is industrial/commercial land and has been used as such for many years. Part of the site is currently used as a haulage yard.

The site includes a number of buildings in a variety of commercial uses. On site there are also a pair of semi-detached cottages that have been converted to ancillary office space.

To the west of the industrial buildings is an area of amenity land which has a number of trees and a large pond.

ACCOMMODATION

Building No.	Floor Area Sqft (Sqm)
1	903 (83.89)
2	100 (9.29)
3	452 (41.99)
4	1,372 (127.46)
5	360 (33.44)
5a	203 (18.86)
6	1,342 (124.67)
7	955 (88.72)
8	605 (56.21)
9	330 (30.66)
10	392 (36.42)
TOTAL	7,014 (651.62)

PLANNING

The site lies within the jurisdiction of Dudley Borough Council.

We consider that the site may be suitable for alternative uses subject to the necessary consents.

TENURE

The site is freehold and will be sold subject to a number of licence agreements which currently generate £38,160 p.a. Further details available upon request.

RATEABLE VALUE & BUSINESS RATES

The following entries are to be found on the Valuation List.

Address	Description	Rateable Value
Storage Land, Sandfield Bridge, Brierley Hill, West Midlands, DY5 4UG	Land used for storage	£3,350
Unit 2, Sandfield Bridge, Brierley Hill, West Midlands, DY5 4UG	Workshop and premises	£4,550
Unit D, Sandfield Bridge, Brierley Hill, West Midlands, DY5 4UG	Workshop and premises	£3,150
Unit E, Sandfield Bridge, Brierley Hill, West Midlands, DY5 4UG	Vehicle repair workshop and premises	£1,950
Units B & C, Sandfield Bridge, Brierley Hill, West Midlands, DY5 4UG	Warehouse and premises	£4,450

SERVICES

We understand that water, electricity and gas are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

LEGAL COSTS

Each party will be responsible for their own costs.

GUIDE PRICE

Offers are invited in excess of £750,000. We are advised that the purchase price will not be subject to VAT. The vendors reserve the right to set a date for the submission of bids.

VIEWINGS

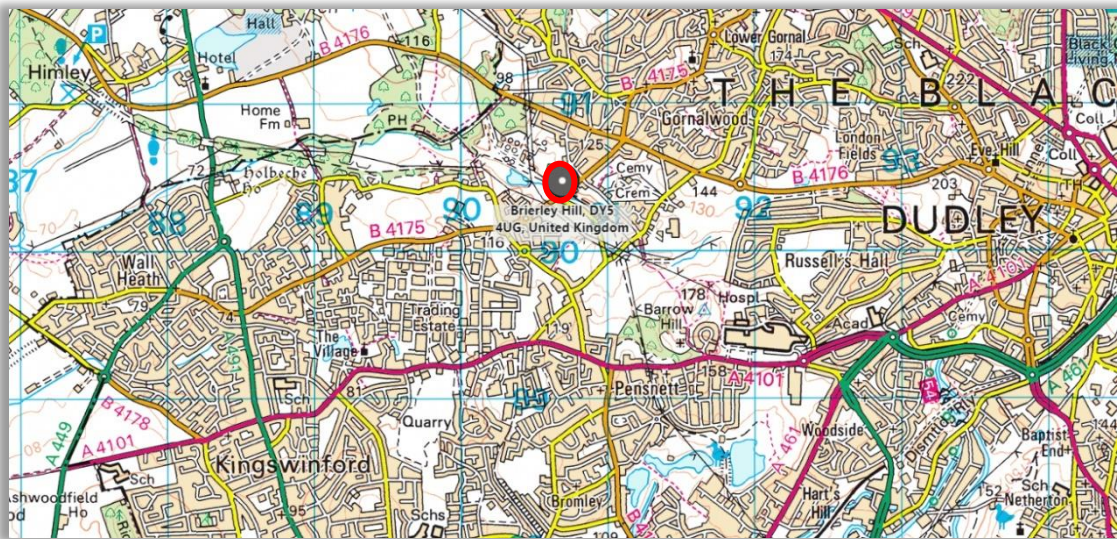
Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 4981. Ask for Chris Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

SUBJECT TO CONTRACT

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

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