

FOR SALE

INDUSTRIAL PREMISES SITUATED ON ESTABLISHED ESTATE NEAR CITY CENTRE



UNIT 21

DUNSTALL HILL TRADING ESTATE

GORSEBROOK ROAD

WOLVERHAMPTON

WV6 0PJ



LOCATION

The site is situated on the established Dunstall Hill Trading Estate on Gorsebrook Road in Wolverhampton, which links to the main A449 Stafford Road.

The site is approximately 1.8 miles north of the City Centre and approx. 3.4 miles to Junction 2 of the M54 motorway, which also links to the M6.

Being situated in close proximity to a range of major retail and food outlets such as McDonalds, Home Bargains, Wickes, Screwfix and other local occupiers, the property is well placed and benefits from large volumes of public / retailer interest in the area.

DESCRIPTION

The property comprises of a commercial unit extending to approximately 2,337 sqft (217 sqm), which includes a single office space approx. 147 sqft (14 sqm).

Externally the property benefits from secure parking and external storage.

The property is situated within a small part of an established retail/industrial area within a predominantly residential/commercial sector.

SERVICES

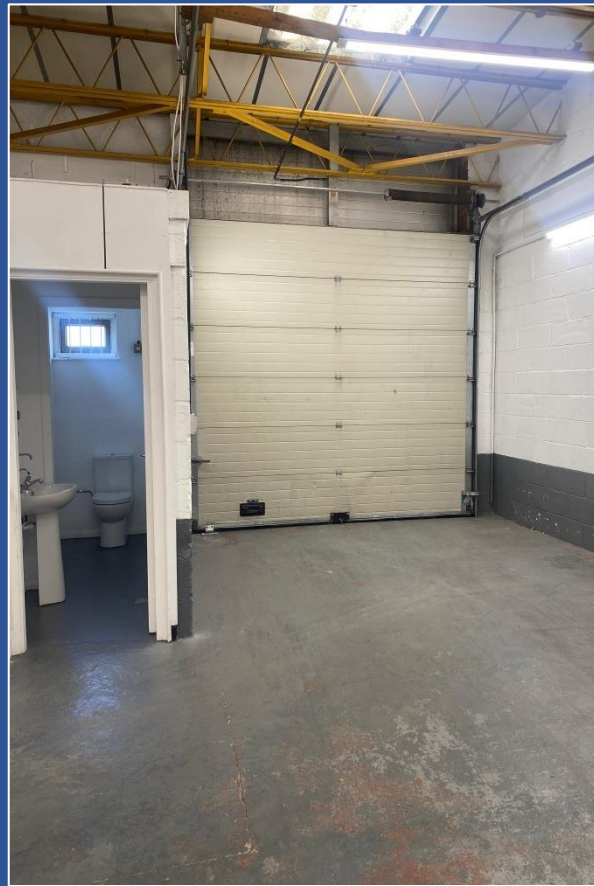
We understand that mains water, gas, drainage and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

LOCAL AUTHORITY RATES

Purchasers must make their own enquiries with the Valuation Office.

ENERGY PERFORMANCE CERTIFICATE

EPC is available upon request.



TENURE

The long leasehold of 125 years from 30th September 1991, is available with the benefit of vacant possession of the whole upon completion.

PRICE

Offers are invited in the region of **£275,000.00** for the long leasehold.

Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

ACCOMMODATION

	Sq. Ft.	Sq. M
Commercial Unit	2,337	217

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

VAT

VAT will not be charged on this transaction at the present time.

ANTI-MONEY LAUNDERING (AML)

In accordance with money laundering regulations, two forms of identification and confirmation of funding will be required from any applicant, together with the usual references.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts LLP

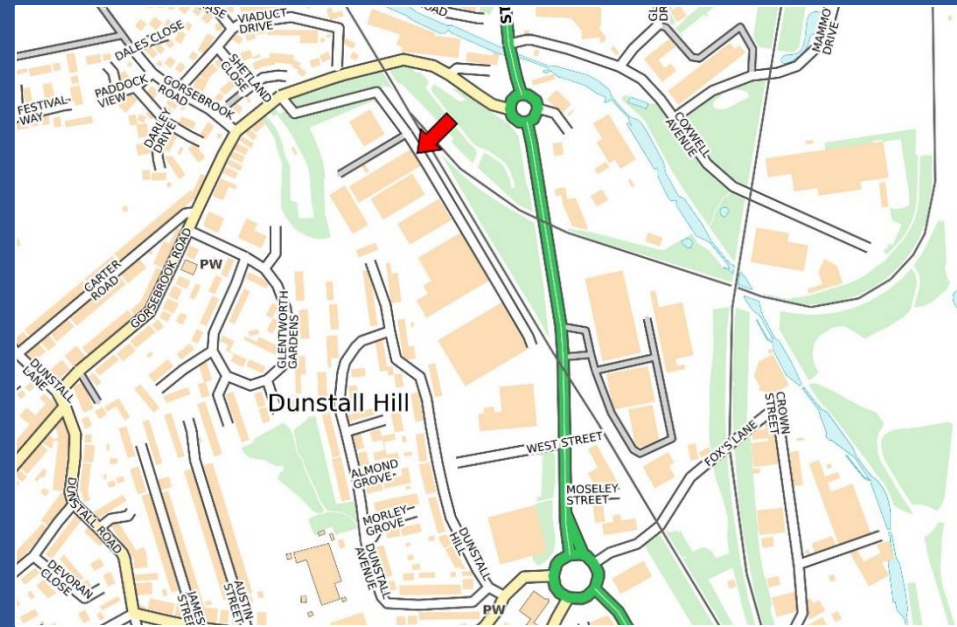
4 Tettenhall Road, Wolverhampton, WV1 4SA.

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May 2024 (amended June 2024)



Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."