



Unit 21 Premier Partnership Estate, Leys Road, Brierley Hill DY5

FOR SALE

INDUSTRIAL / WAREHOUSE

Size
2,613 sq ft (243 sq m)

Purchase Price
Auction Guide Price £170,000

To be offered for sale by Auction on
Thursday, 27th June 2024.

Popular estate

Good working height

Location

The premises are located to the rear of the Premier Industrial Estate. The Merry Hill Centre and Brierley Hill town centre are within two miles. The Dudley Southern By-Pass lies within 3 miles.

Description

The unit is of steel framed construction with brick/blockwork walls surmounted by a pitched roof clad with profiled metal sheeting. Height to eaves 4.08 m. (13'5") approx. Access is via a roller shutter door. A store, toilet and a first floor store are included.

Accommodation (Gross Internal Area) approx.

2,613 sq.ft (242.84 sq.m.) approx.

First floor store - 82 sq.ft. (7.6 sq.m.) approx.

Services

All mains services, except gas, are connected. Electricity is purchased direct from the estate.

Rating Assessment

2017 Rateable Value: £6,100.

2023 Rateable Value: £15,750.

U.B.R. - 51.2p in the £(2023/2024).

Tenure

Long leasehold - 999 years (less 3 days) from 7th June 1996.

Auction Guide Price

£170,000.

V.A.T.

V.A.T. will be levied on the purchase price.

Service Charge

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

Fixtures and Fittings

All usual tenants fixture and fittings and those not mentioned in these particulars are expressly excluded from the sale.

Energy Performance Certificate

EPC Rating - D

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

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Auctioneers

SDL Auctions

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