

# SHEPHERD COMMERCIAL

## LIGHT INDUSTRIAL UNIT CLOSE TO J9 M6

FOR SALE

Salop Street, Bilston, West Midlands,  
WV14 0QT

Size – 17,222sqft (1,599.98sqm)

[shepcom.com](http://shepcom.com)

01564 778890



# £800,000

## Key Features

- 16 car parking spaces
- 17,222sqft
- Close proximity to J9 and 10 of the M6
- 3 workshops

## Location

Salop Street, Bilston is located just 0.5km south of Bilston Town Centre and 5km southeast of Wolverhampton City Centre. The 17,222sft industrial unit offers significant frontage unto Salop Street and is easily accessible to the M6 and both the Black Country Route and Black Country New Road arterial carriageways. The property is situated in a Goldilocks zone of the Midlands with all previous purchasers utilising the site for regional hub purposing..

Salop Street also benefits from a significant residential catchment within a 3km radius.

## Description

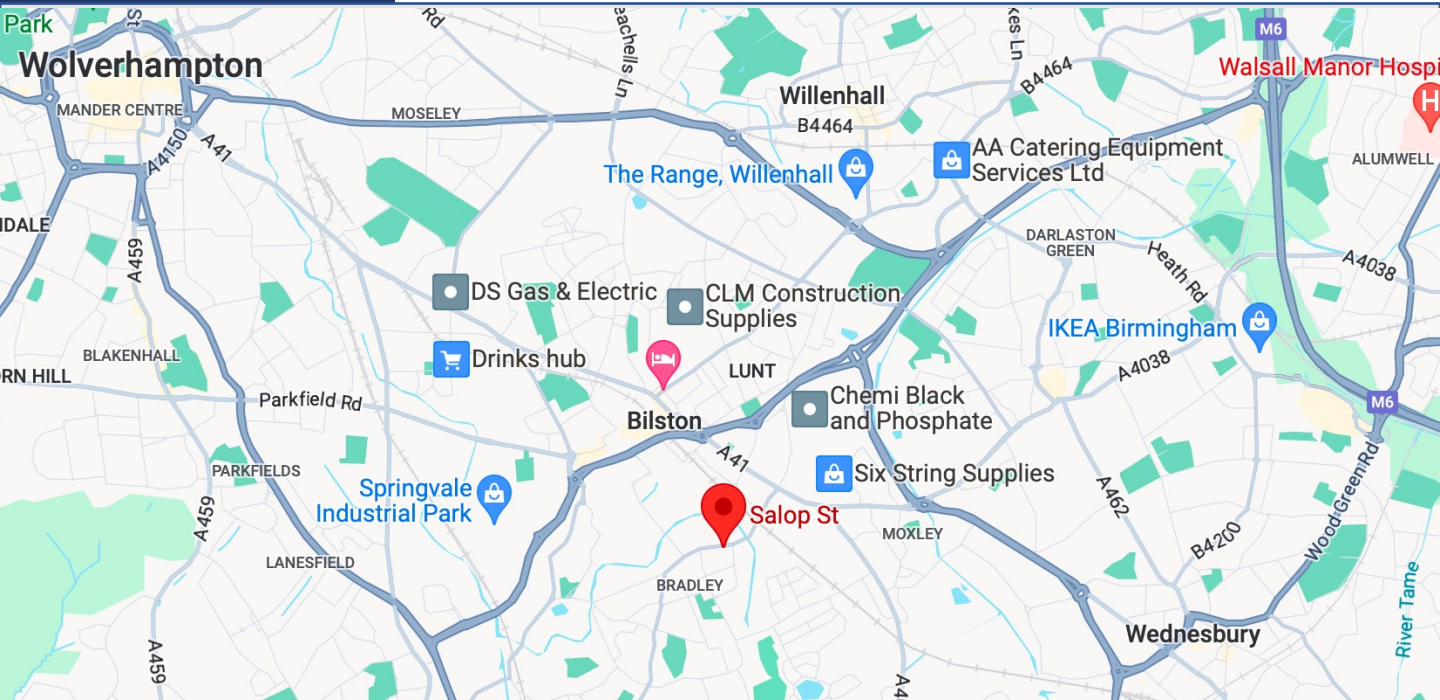
The property is comprised of a single-storey brick-built warehouse surmounted by corrugated tile roof sheeting sitting upon a steel beam frame, consisting of 3 workshops and 3 office rooms and a staff meeting room.

Salop Street benefits from 16+ car parking spaces across its tarmac forecourt and benefits from 3 loading dock bays – 2 at the front and 1 at the rear of the property. There is also parking available for the rear of the property within a secure fenced yard.

With new LED lighting throughout and 3 mezzanine storage areas, the property's versatility is high, fitting the requirements of most industrial requirements.



## Map



## Tenure

The property is to be offered to the freehold open market for the sum of £800,000

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

## Gallery



**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.



## More information

Link to a virtual tour of the property is below:

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – Rateable value of £30,250 ending in 2021. 2023 figures are currently not available.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: [info@shepcom.com](mailto:info@shepcom.com)