

SHEPHERD COMMERCIAL

SINGLE STOREY WORKSHOP FRONTED BY DOUBLE STOREY COUNTER AND OFFICES

TO LET

403 Stourbridge Road, Brierley Hill, Dudley,
DY5 1LB

shepcom.com

Size – 5,544sqft (515sqm)

01564 778890



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£19,000 per annum

Key Features

- Tarmac forecourt
- Roller shutter entrance
- 8ft eaves
- 5,544sqft in total

Location

The premises are situated fronting Stourbridge Road, just a half mile from Merry Hill Shopping Centre in Dudley. Located within a mixed-use locality and surmounted by a tattoo studio, the unit serves a dense population 320,000 residents within the Dudley District.

The property also benefits from direct access to the A4036.

Description

The property is comprised of a predominantly single storey workshop fronted by a two-storey brick-built former offices and trade counter, set back from a tarmac forecourt fronting the Stourbridge Road. Surmounted by a flat asphalt roof, the single-skin brick construction with a timber-framed roof equipped with an eaves height of just 8ft.

Access to the unit is by way of a roller shutter and internally there is several partitioned workshops contained.

Tenure

The property is to be offered to the leasehold open market for the fixed sum of £19,000 per annum. Payable monthly in advance for a term of a minimum of 3 years.

There is a 3-month refundable deposit to be secured during the duration of the lease.

The lease is to be held on a FRI basis (Full Repairing and Insuring Basis)

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

EPC – The Energy Performance Certificate rating is to be presented on request.

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

Rating Assessments – Rateable value of £4,250.

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

Tel: 01564 778890 / Email: info@shepcom.com



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