

# FOR SALE

## PRIME ROADSIDE SITE ON 0.48 ACRES APPROX



**177 DUDLEY PORT**  
**Tipton, West Midlands, DY4 7RG.**



- ▶ PROMINENT 0.48 ACRE ROADSIDE PLOT FRONTING VERY BUSY 'A' ROAD
- ▶ APPROX 15,000 DAILY VEHICLE MOVEMENTS
- ▶ MUCH-USED COMMERCIAL AREA WITHIN CLOSE PROXIMITY TO VETS FOR PETS, TOBY CARVERY, ENTERPRISE RENT-A-CAR AND PURE GYM
- ▶ OFFICES AND WORKSHOP ON-SITE



Coneygree Road

A461 - Dudley Port

Anchor Drive

Tivdale Street



# 177 DUDLEY PORT

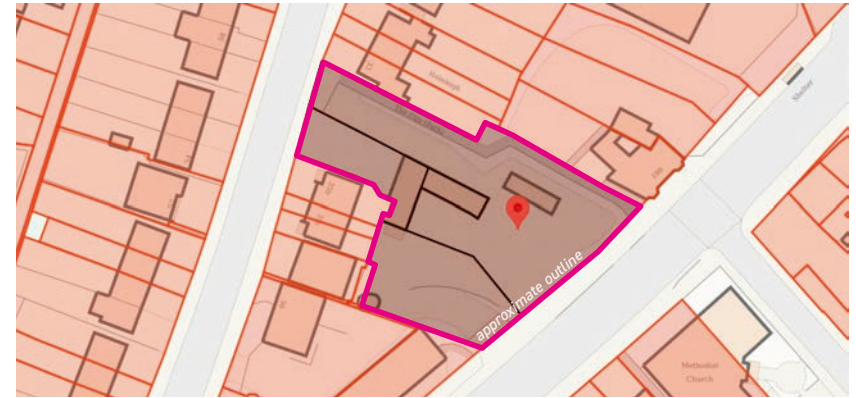
## Tipton, West Midlands, DY4 7RG.

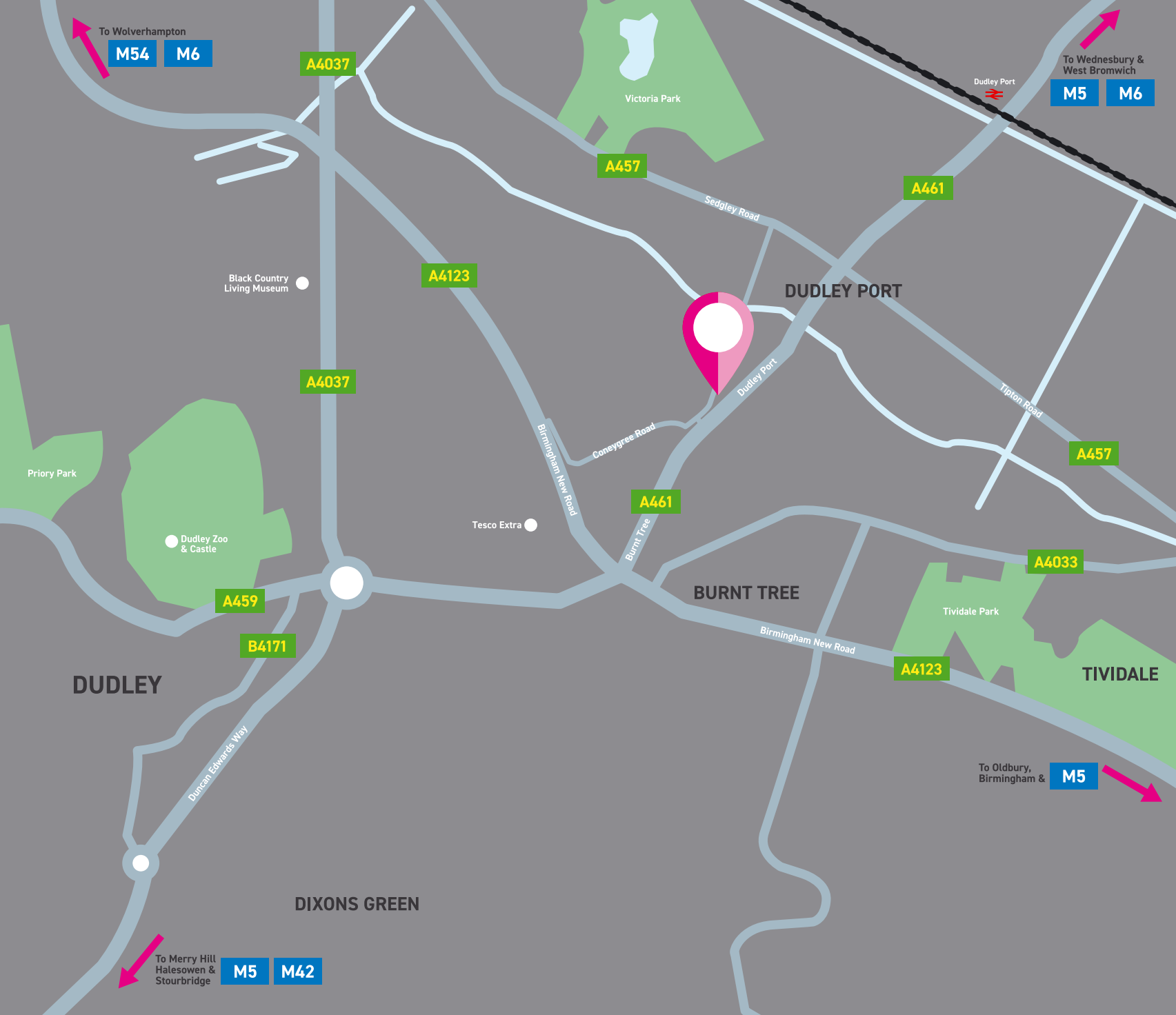
A rare opportunity to acquire a self-contained 0.48 acre Freehold roadside site in Tipton. The property consists of a Tarmacadam car sales forecourt which caters for approximately 50 large vehicles, a portable office block of approx. 411sq.ft., a high-bay workshop of 634sq.ft. and a dilapidated building to the rear (which has planning permission for a warehouse and the site previously had planning permission for a residential development).

The property has been used for the sale of used motor vehicles for the last 25 years, with the current occupier having traded successfully for that period.

### ACCOMMODATION SCHEDULE

AREA	sq.ft.
Offices	411
High Bay Warehouse	634
<b>TOTAL</b>	<b>0.48 acres approx.</b>





## LOCATION

The site is located off Dudley Port just beyond the 'Burnt Tree Junction' in Dudley. The property, which sits on the busy A461 (Dudley Port) is easily accessible from all major roads, including the A4123 (New Birmingham Road) with Dudley Port train station being only a 10 minute walk away from the site. The A461 is a key road between Dudley and Great Bridge and links to the A41 which provides access to West Bromwich and Wednesbury.

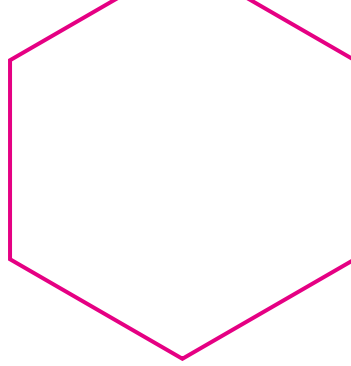
The M5 motorway is less than 3 miles away, providing excellent access to the national motorway network via the M6, M42 and M54.

Tipton is a key strategic West Midlands location providing excellent accessibility to the motorway network and major destinations of Birmingham, Walsall, Wolverhampton, Oldbury and Dudley.

Approximately 3 million people live within a 20 mile radius with over 550,000 people of working age within a drivetime of 30 minutes.



the mark of  
property  
professionalism  
worldwide



For more  
information or viewings contact:

**Harvey Pearson**

07387 165367

01384 374888

**hp@hexagoncommercial.co.uk**



...get social  
with Hexagon

**f** 'Hexagon Commercial Property'

**in** 'Hexagon Commercial Property'

**X** @HexagonCP

**ig** @HexagonCommercial

...and stay up-to-date with all  
the latest properties  
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in July 2022.

5 Heath Lane  
Oldswinford  
Stourbridge  
West Midlands  
DY8 1RF

W3W: ///clock.port.smiles

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

