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139 Enville Street
Stourbridge

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139 Enville Street, Stourbridge, DY8 3TD

A detached two storey industrial unit approximately 2,620 sq ft (243 sq m) with gated forecourt. Conveniently located between Stourbridge and Wollaston. It is approximately half a mile west of Stourbridge town centre. The property is approached by a private driveway shared with Sunrise Cantonese takeaway. It is conveniently placed for access to the West Midlands conurbation generally including Birmingham. There are railway stations available at Stourbridge Junction and motorway access at Junctions 3 or Junction 4 of the M5 motorway. The locality comprises a mixture of residential and commercial uses.

The property comprises a two storey brick built unit with concrete slab floors, light steel truss rafter roof, the roof covering appears to be of typical corrugated asbestos sheeting.

The ground floor has a wide entrance with roller shutter door to workshop/warehouse with a hatch and crane hoist to lift items to the first floor. The ground floor also incorporates a lobby with staircase to the first floor and wc with urinal plus wash basin.



At first floor level the internal staircase gives access to an office and also further workshop/warehouse area with a light weight partition across the rear section.

Ground floor gross internal area 1310 sq ft (121.7 sqm)
First floor 1310 sq ft (121.7 sq m)
Total gross internal area 2620 sq ft (243 sq m)

Externally at the front there is gated forecourt/parking/storage
The property is freehold with vacant possession

It would be particularly suitable for an owner occupier or maybe an investor looking to let the property to generate a rental income.

Tenure: Freehold

Business rates the property is currently assessed with a rateable value of £13,500 from the 1st April 2023 and described as workshop.

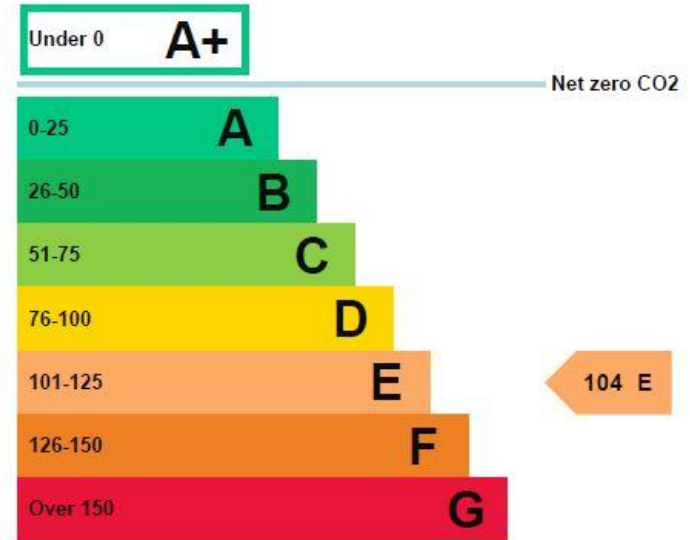
Guide price: £175,000



Energy rating and score

This property's energy rating is E.

E



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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