

# FOR SALE



**48 BRICK KILN STREET  
HARTS HILL  
BRIERLEY HILL  
WEST MIDLANDS  
DY5 1JG**

❖ **POPULAR LOCATION**

❖ **GIA 11,202 SQ.FT. (1040.6 S.M.)**

❖ **ON SITE CAR PARKING AND YARD**

❖ **FREEHOLD – VACANT POSSESSION**

## **LOCATION**

The property is located on the west side of Brick Kiln Street close to the A461 Brierley Hill to Dudley Road, the property being less than 1 mile from the sub regional shopping centre at Merry Hill and offices development known as The Waterfront. Dudley Town Centre is approximately 3 miles distant to the northeast and good access to the Duncan Edwards Way which in turn leads to the A4123 New Birmingham Road. Wolverhampton City Centre is approximately 9 miles distant to the north and Birmingham City Centre approximately 10 miles distant to the east.

Regulated by RICS

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EMMS**  
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[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

**48 BRICK KILN STREET, HARTS HILL, BRIERLEY HILL, DY5 1JG....Continued**

**DESCRIPTION**

The property is a detached extended industrial unit with 2 storey offices to the front elevation standing back from the road behind a palisade fenced and gated boundary. The internal accommodation comprises:-



	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<b><u>Ground Floor Offices</u></b> Having entrance hall, gas central heating, works mess room off.  Stairs to:-	952	88.4
<b><u>First Floor</u></b> With central landing, separate ladies and gents toilets, gas fired central heating. Flat mineral felted roof.	<u>883</u> 1, 835	<u>82.0</u> 170.4
<b><u>Main Works</u></b> Steel portal frame bay, eaves height 17'2", pitched lined corrugated asbestos roof with corrugated filon roof lights, pendant operated 5 tonne overhead crane, electrically operated roller shutter door to front elevation. The works incorporate single storey brick built works offices, ladies and gents works toilets.	7,600	706.0
Stairs up to <b><u>Mezzanine Mess Room</u></b>	761	70.7

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**AREA**  
**SQ.FT.**                      **SQ.M.**

**Stores/Loading Bay**

With 3'1" tailgate loading and access from side driveway.



**Lower Bay**

Situated to left hand side of main unit having concrete floor, steel portal framed block walls with profile cladding above and roof, manually operated roller shutter door to front elevation.

1,007                              93.5

**Gross Internal Area**

**11,202 Sq.Ft.**              **1,040.6 Sq.M.**

**SERVICES**

The property has gas fired central heating, mains electricity, water and drainage available security alarm.

**RATEABLE VALUE**

According to the Valuation Office Agency website the 2017 Rateable Value is £24,500.

**TENURE**

The property is offered freehold with vacant possession available at end of May 2022.

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**LEGAL COSTS**

Both parties to pay their own respective legal costs incurred in the transaction.

**FIXTURES & FITTINGS**

5 tonne overhead pedant operated crane, roller shutter doors, gas fired central heating boiler system and radiators as fitted, 3 phase electricity supply, fitted security alarm. All other items in the nature of fixtures and fittings referred to in these letting particulars will be included within the sale price, all other items being expressly excluded.

**ENERGY PERFORMANCE CERTIFICATE** Available with these particulars.

**PURCHASE PRICE** Offers invited over £600,000.00 (Six Hundred Thousand Pounds).

**V.A.T.** We are advised VAT does not apply to this transaction.

**VIEWING**

Strictly by prior appointment with the Sole Agents :

John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

**SUBJECT TO CONTRACT**

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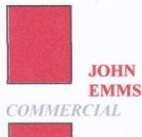
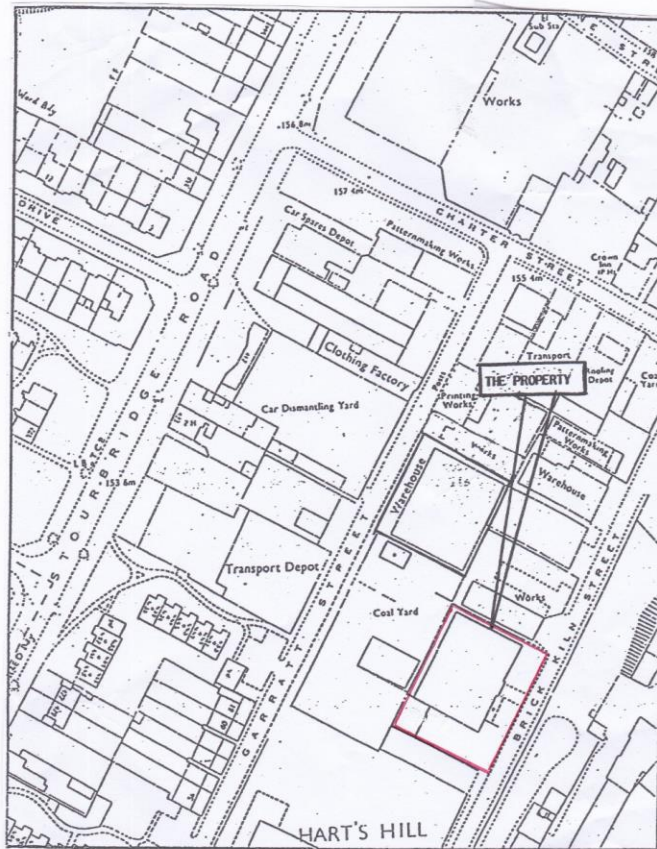
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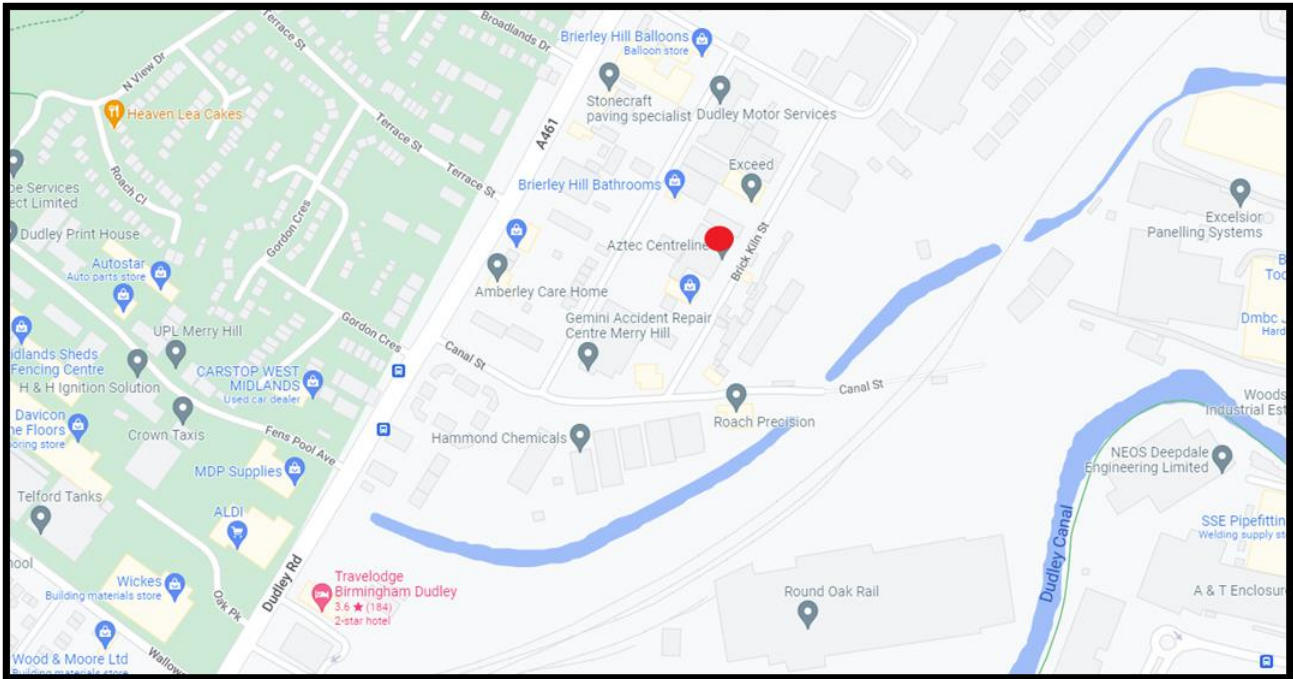
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