

FOR SALE

REDUCED PRICE



**1 DORMSTON TRADING ESTATE
BURTON ROAD
DUDLEY
WEST MIDLANDS
DY1 2UF**

- ❖ **POPULAR LOCATION**
- ❖ **NIA 1,580 SQ.FT (146.7 SQ.M.)**
- ❖ **ON SITE PARKING**
- ❖ **FREEHOLD – VACANT POSSESSION**

LOCATION

The property is located on the Dormston Trading Estate accessed off the A.459 Burton Road close to the junction with Jews Lane. The property was formerly 4 Wheelz Driving Instructors School. The estate is approximately 1 mile northwest of Dudley Town Centre and Wolverhampton City Centre approximately 5 miles to the north. There is easy access to the A.4123 Birmingham New Road and the Black County Route.

DESCRIPTION

The property comprises a single storey commercial building of brick construction with flat roof, mainly UPVC replacement windows and security grills. The internal accommodation comprises.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

**1 DORMSTON TRADING ESTATE, BURTON ROAD, DUDLEY, WEST
MIDLANDS, DY1 2UF.....Cont'd.**

ACCOMMODATION

MAIN BUILDING

Standing back from the estate in a prominent position, the building having solid floors, suspended ceilings with inset lighting, gas fired central heating with some feature cast iron radiators.

Toilets

Kitchen/Tea Making Facility

Internal Glazed Partitioned Offices

Plus Separate Lecture Room

Additional Rear Store

NET INTERNAL AREA

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

1,580 SQ.FT. **146.7 SQ.M.**

Externally

The property has a pedestrian pathway and stepped approach. Immediately opposite are 5 designated parking spaces.

SERVICES

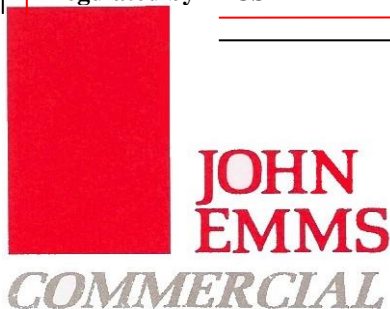
Gas, electricity, mains water and drainage. We have not checked the efficacy nor capacity of the services, installation or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

2023 RATEABLE VALUE

According to the VOA website the 2023 Rateable Value is £6,500.

ENERGY PERFORMANCE CERTIFICATE Attached.

Regulated by RICS



CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



1 DORMSTON TRADING ESTATE, BURTON ROAD, DUDLEY, WEST MIDLANDS, DY1 2UF.....Cont'd.

FIXTURES & FITTINGS

Wall mounted Baxi gas central heating boiler, stainless steel single drainer sink unit and base units with taps and plumbing, fitted toilets and wash hand basins with taps and sanitary apparatus. Suspended ceilings and inset lighting. Standard PIR security alarm. All other items in the nature of fixtures and fittings not referred to in these particulars will be expressly excluded from the sale price.

TENURE

The property is offered freehold with vacant possession upon completion.

LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

PURCHASE PRICE

Offers over £130,000.00 (One Hundred & Thirty Thousand Pounds) Subject to Contract.

V.A.T.

We are informed VAT is not applicable in this transaction.

VIEWING By strict appointment only with the Sole Agent :-

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

COMM

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284