TO LET

OPEN STORAGE YARD
DORMSTON TRADING ESTATE
OFF BURTON ROAD
DUDLEY
WEST MIDLANDS
DY1 2UF

- **TOTAL SITE AREA – 2,051 SQ.YDS. (1,714.8 SQ.M.) (0.42 ACRES) (0.17 HA)**

LOCATION

The land is located to the west of the estate road on the Dormston Trading Estate. The estate road leads off the A.459 Burton Road close to the junction with Jew's Lane, Upper Gornal. Sedgley Town Centre is approximately 2 miles distant to the north, Dudley approximately 2 miles distant to the south and Wolverhampton City Centre approximately 5 miles distant.

DESCRIPTION

The land (shown on the plan edged red) is of irregular shape and comprises an open site with some concrete hard standing. The front elevation is demarcated by palisade fencing and gate with some chain link fencing to the same boundary. The north western boundary of the site mainly comprises embankment leading to land at lower level (and under separate ownership).

OPEN STORAGE YARD, DORMSTON TRADING ESTATE, OFF BURTON ROAD, DUDLEY, WEST MIDLANDS, DY1 2UF.....Cont'd.

SERVICES

There is 3 phase electricity and mains drainage together with water.
N.B. Mains drainage and water have been disconnected and electricity is not in use.

OTHER INFORMATION

Attention is drawn to the Coal Authority Plan attached to these details.

USE

The site has long established use for open storage.

LEASE TERMS

The land is available on new lease terms as a business tenancy within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended. Minimum term 3 years.

LEGAL COSTS

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

OPEN STORAGE YARD, DORMSTON TRADING ESTATE, OFF BURTON ROAD, DUDLEY, WEST MIDLANDS, DY1 2UF.....Cont'd.

RENT

Offers over £25,000.00 per annum (exclusive).

V.A.T.

We are informed VAT is not applicable in this transaction.

RATEABLE VALUE

According to the VOA website the 2023 Rateable Value is £8,200.
As from 1st April 2026 the Rateable Value is quoted as £13,250.

REFERENCES

Names and addresses of 3 referees to include 1 Accountants and 2 business/trade references will be required from any intending applicant. These will be forwarded to the landlord for approval prior to instructing solicitors.

VIEWING At own risk. Access to the yard strictly via prior appointment with the Sole Agent:

John Emms Commercial

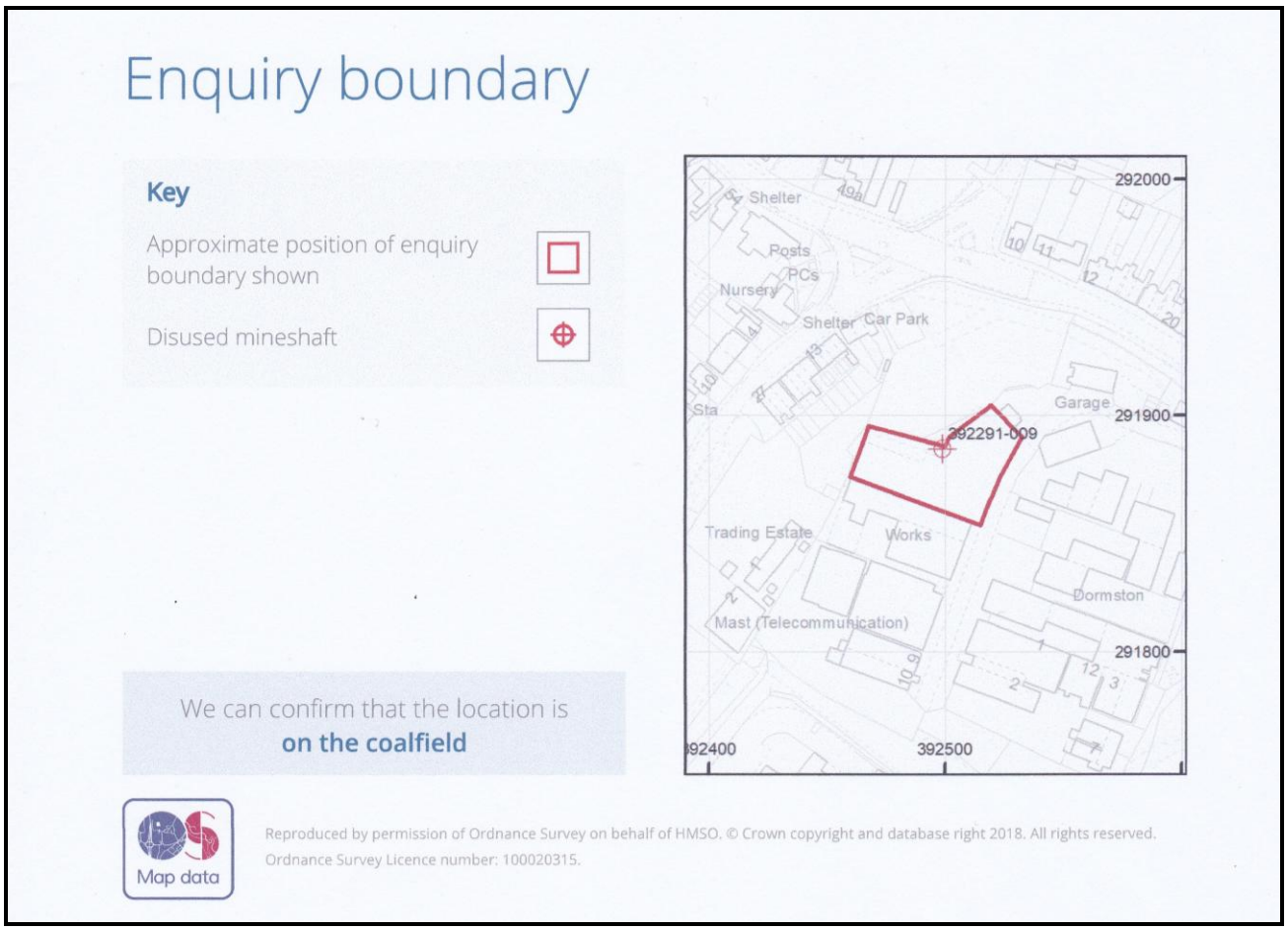
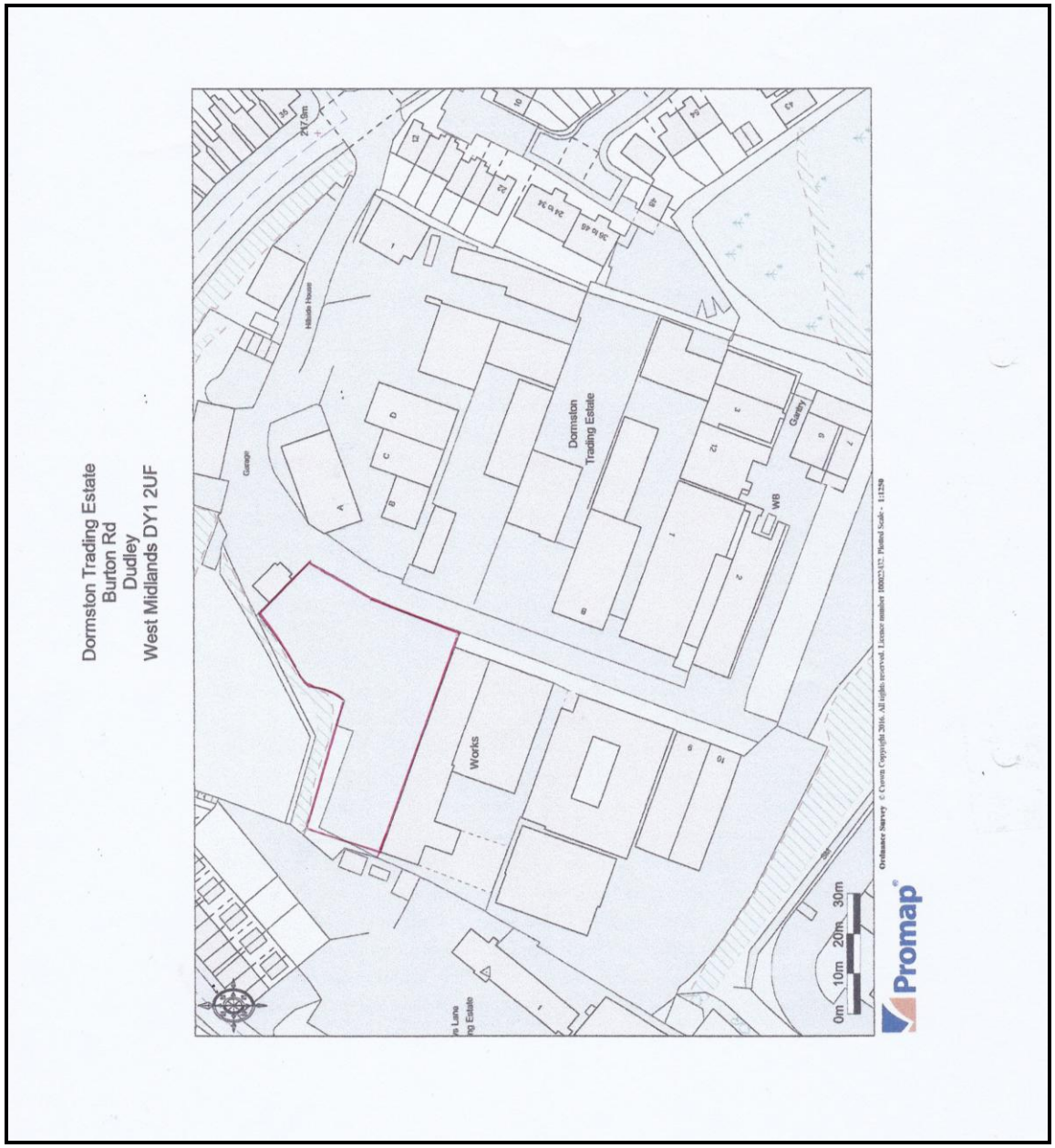
Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

OPEN STORAGE YARD, DORMSTON TRADING ESTATE, OFF BURTON ROAD, DUDLEY, WEST MIDLANDS, DY1 2UF.....Cont'd.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