

**Ben Holyhead**

**GVA**

T: 0121 609 8807

E: ben.holyhead@gva.co.uk

**Toby O'Sullivan**

**GVA**

T: 0121 609 8084

E: toby.osullivan@gva.co.uk

# For Sale / To Let

Freehold Industrial Premises on North Side of Peartree Lane, Dudley, DY2 0AZ



## Location

Situated within a well established industrial estate to the north side of Peartree Lane in Dudley.

Located approximately 2 miles south west of Dudley and 4.5 miles north east of Stourbridge. Junction 2 of the M5 Motorway is less than 4.5 miles to the east accessed via the A461 Duncan Edwards Way and A4123 New Birmingham Road.

## Description

Comprises a vacant industrial premises currently fitted for food production but suitable for a wide variety of industrial uses.

Externally there is a secure yard and loading area to the west elevation accessed directly off Peartree Lane and

parking to the front elevation for approximately 5 cars. A new CCTV system has recently been installed.

Internally the property provides reception area, offices, meeting room, kitchen and WCs accessed via the main front entrance and interconnected to the industrial accommodation to the rear.

There is a self contained unit, with independent access off Peartree Lane, to the east elevation suitable for a variety of uses including offices, canteen or retail unit/café (STP). This self contained unit could be let and held as an income generating investment.

The industrial accommodation comprises three interconnected bays currently arranged for food production

with insulated panelling which could be retained or easily removed subject to the intended future use.

Importantly the industrial accommodation was completely refurbished in 2014 and new insulated panels have recently been fitted. In August 2018 a new refrigeration unit was installed consisting of 4no. walk-in 20+ pallet cold room fridge freezers and 1no. walk-in blast chiller. The works have been completed to a high standard/specification.

Note: In December 2016 a 49.92 kW photovoltaic system was installed currently generating additional electricity income in excess of £6,000 p.a. We understand there are c.23 years unexpired on the panels and Feed-In Tariff. Further details are included within the Marketing Pack.

## Accommodation

We have provided a breakdown of the Gross Internal Area of the property below. Areas are indicative only therefore interested parties should rely on their own enquiries.

Area	Use	Sq. m.	Sq. ft.
Industrial	Food production/Industrial	1,163.96	12,529
Offices & Ancillary	Reception, offices, meeting room, kitchen and WCs	126.69	1,364
Self Contained Unit	Suitable for a variety of uses (STP)	51.45	554
<b>Total</b>		<b>1,342.10</b>	<b>14,447</b>

*\*The property occupies a site area of approx. 0.23 Ha (0.58 acres).*

### EPC

EPC Rating of D.

### Services

A new electrical system was installed in 2014 along with a new fire detection system. Electricity capacity is currently 200kVA.

We understand all mains services are available however these services have not been tested. Interested parties should rely on their own enquiries.

### Rating Assessment

*\*Rateable Value is £0 as of 1 April 2017 however previously assessed as follows.*

Rateable Value: £33,500 (as of 1 April 2010)  
Description: Factory and premises  
Rates Payable: £16,515 (UBR 18/19 of 49.3p in £)

Interested parties are advised to make enquiries with the Billing Authority.

### Planning

We understand the property has planning consent for its existing use (B2 General Industrial Use).

Interested parties should rely on their own enquiries with Dudley Metropolitan Borough Council.

### Tenure

Freehold (Title no. WM593681).

### Freehold

Offers invited for the freehold interest.

**Guide Price of £450,000.**

### Leasehold

Lease to be agreed on a Full Repairing and Insuring basis. Terms to be agreed. Quoting rent of £38,000 p.a.x.

### VAT

All prices are quoted exclusive of VAT. We understand VAT is not payable on the property.

### Costs

Each party will bear their own costs in respect of the transaction.