

THE COMMERCIAL PROPERTY SPECIALISTS

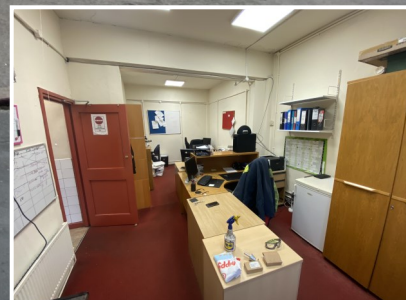
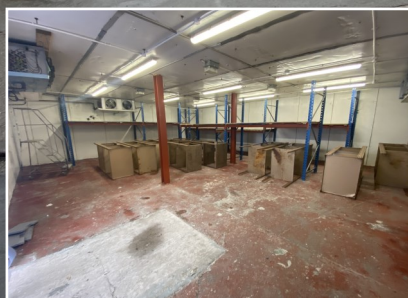
FOR SALE

**INDUSTRIAL / WAREHOUSE
PREMISES WITH YARD**

**7,929 sq ft
(737 sq m) on
site of 0.37 acres**



**"MIDLAND SUPER CREAM" PREMISES,
BULL STREET, BRIERLEY HILL, DY5 3RA**



- ◆ Secure walled and gated entrance and yard area.
- ◆ Suitable for variety of uses (subject to planning).
- ◆ Junction 2 of the M5 motorway approximately 6.5 miles distant.
- ◆ Established industrial location.
- ◆ Brierley Hill town centre approximately 1 mile distant.

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LOCATION

The property is located on Bull Street, which is just off the A461 Brettell Lane, which in turn leads into Church Street then into High Street, close to Brierley Hill town centre, which lies approximately 1 mile distant from the subject property. The busy and well known, Merry Hill Shopping Centre, is located approximately 1.5 miles away .

Junction 2 of the M5 motorway is approximately 6.5 miles distant which provides access to the wider local Black Country and national motorway networks.

DESCRIPTION

The "Midland Super Cream" premises includes several buildings. The main buildings are constructed with brick elevations beneath flat or corrugated sheet roofs with concrete floors. A mixture of fluorescent strip lights and panel lighting is provided with UPVC double glazed or wooden single glazed windows.

The main buildings comprise, reception area, male and female WC facilities, two offices and the main manufacturing/workshop area, which has a working height of 9'10" (3m), with other storage facilities, including cool rooms/fridges around the premises. The remaining areas are constructed of corrugated/metal sheet elevations and roofs and these areas were originally mainly used for vehicle storage.

The main building has the benefit of gas central heating, 3-phase electricity and is alarmed.

ACCOMMODATION

Gross internal floor areas approximately:

	sq ft	sq m
Premises	7,929	737

On a site of approximately 0.37 acres

OUTSIDE

The property is set within a walled and gated yard area which provides good parking and loading/unloading areas, and the whole site amounts to approximately 0.37 acres.

PURCHASE PRICE

£700,000 subject to contract

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:-

Rateable Value: £26,000

Rates Payable: £12,974 (2025/2026)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commissioned and the property has been awarded a grade 71 C.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

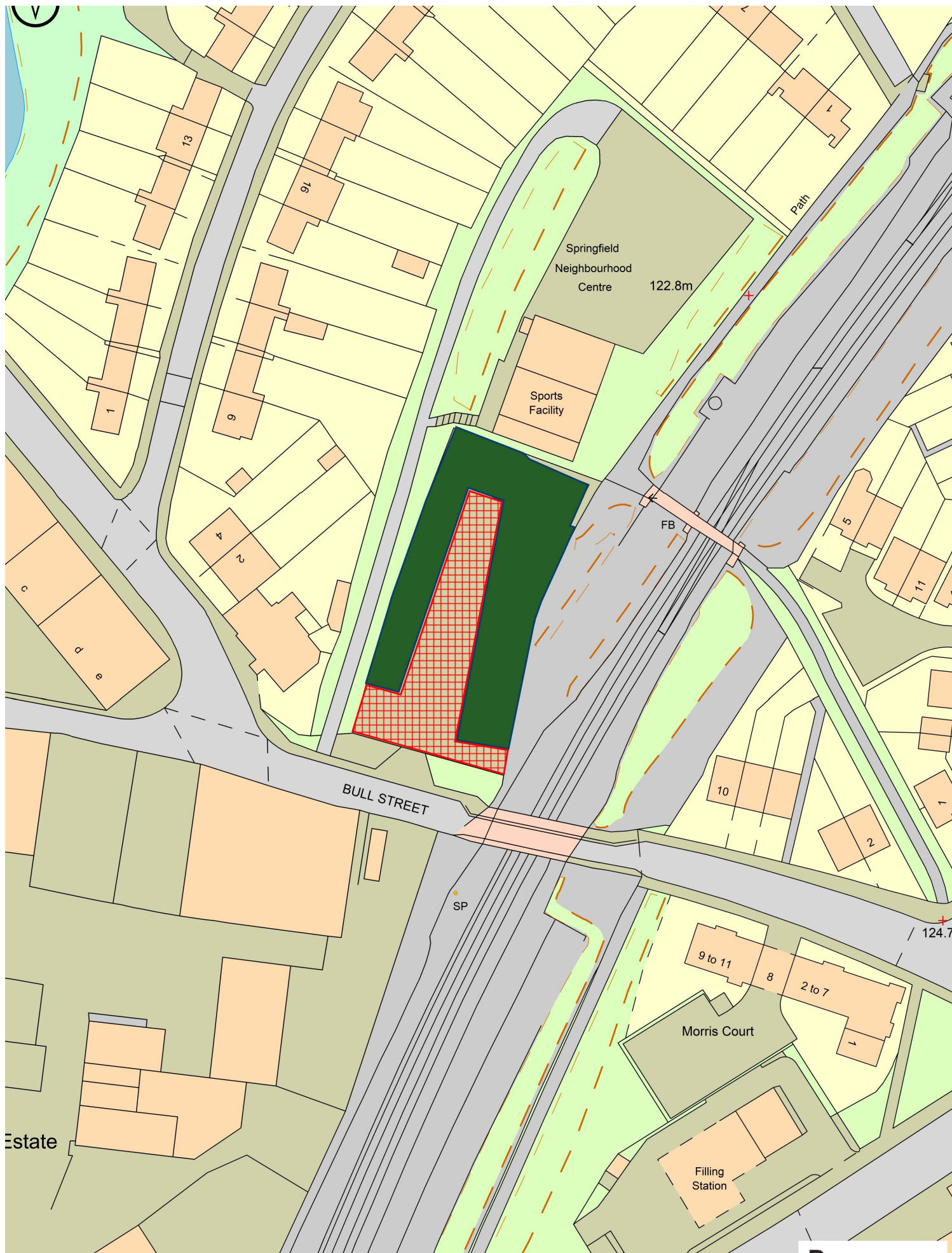
WEBSITE

Aerial photography and further information is available at: Bulleys.co.uk/bullstreet

VIEWING

Strictly by prior appointment with the sole agents Bulleys at their Oldbury office on 0121 544 2121.

Details prepared: 02/2025



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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