



LEON SHUTKEVER & CO.

CHARTERED SURVEYORS

3, HARE STREET, BILSTON, WEST MIDS WV14 7DX



FOR SALE - freehold

**Total : 11,157 sq ft/ 1036.50
sq m**

*** Heated**

*** Alarmed**

Leon Shutkever & Co

Chartered Surveyors & Estate Agents

155a, Main Road, Meriden, CV7 7NH

Tel: 01676 521177

www.leonshutkever.com

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LOCATION

The property is situated opposite the junction with Trinity Road and is a short distance from Oxford Street (A41 trunk road) and the Black Country Route (A463) which ultimately leads to Junction 10 of the M6 approx 4 miles distant.

Situated at the rear of the site and approached via a shared concrete driveway from Hare Street to a gated loading and concrete surfaced car park area

DESCRIPTION

Comprising a single storey steel framed warehouse with solid floor and blockwork and brick walls, with dual pitched part lined profile composite clad roof and part asbestos with translucent panels on steel trusses with LED lighting. Works offices.

The unit has min eaves of 3.3m min. Access to the warehouse is via a roller shutter door.

Advantages include ;

- Versatile space
- Ample parking
- heated, alarmed
- Male and female toilets and disable Toilet facilities. Staff Room/Canteen



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Currently divided by curtain to facilitate refrigeration with an on-site unit. Crainage is in situ but never been used.

TOTAL : 11,157 sq ft / 1,036.50 sq m

UTILITIES

All mains services are available except gas. Offices are heated by an LPG boiler and gas tank Boiler needs replacement.

PLANNING :

Warehouse or workshop

RATING

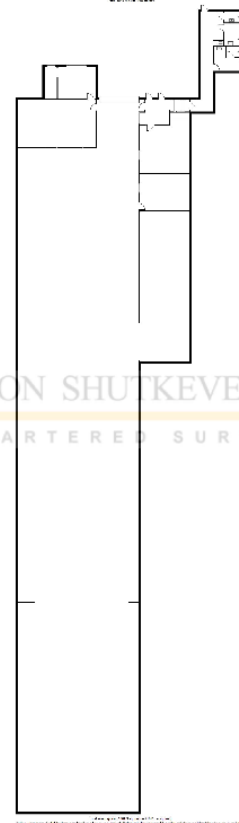
Rateable Value £29,750

Rates Payable 2024-25 **£14,875.00**



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Unit 3 Hare Street.JPG



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For More Information Contact:

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GENERAL INFORMATION

FREEHOLD : Offers around **£900,000**

VAT : Not applicable

LEGAL COSTS : each party to pay their own legal costs

EPC RATING : C70 – further details upon request.

POSSESSION : Vacant Possession is available upon completion of the legal formalities.

VIEWING: by appointment with the agents,



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NOTICE

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1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of **Leon Shutkever & Co Ltd** or the vendor.
3. The vendor does not make or give, nor is **Leon Shutkever & Co Ltd** or their staff authorised to make or give any representation of warranty in respect of this property.

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SUBJECT TO CONTRACT

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