

The Property Professionals

BULLEYS

CHARTERED SURVEYORS

bulleys.co.uk

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

INVESTMENT OPPORTUNITY

OFFICE SUITE

UNIT E

SILVER END BUSINESS PARK

BRETTE LANE

BRIERLEY HILL

DY5 3LG

1,990 sq ft (185 sq m)

990 years remaining on long leasehold basis.

Quality self-contained office

Onsite car parking

Good access to Merryhill Shopping Centre

bulleys.co.uk/silverendbp



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

01952 292233

Oldbury

0121 544 2121

View more at bulleys.co.uk

Wolverhampton

01902 713333

LOCATION

The property is situated on Silver End Business Park which is located just off the A461 Brettle Lane in Brierley Hill. Brettle Lane leads into Church Street, Venture Way and Level Street which in turn gives direct access into the Merry Hill Shopping Centre. Junctions 2 and 3 of the M5 Motorway are both approximately 7 miles distance which provides access to both the local and national motorway networks.

DESCRIPTION

Set within an attractive self-contained secure courtyard development of business and office units, the property provides accommodation set over 3 floors.

Being of brick construction, the offices benefit from UPVC double glazing, perimeter trunking, electric heating and fluorescent lighting.

Accessed via the main entrance door, the ground floor comprises an open plan reception and waiting area, kitchenette, store room and wc with shower.

The first floor accommodation consists of 3 private offices, ladies and gents wc's and stairs leading to the second floor which is an open plan office area with kitchenette and a small balcony area.

ACCOMMODATION

Net internal area approximately

	sq ft	sq m
Ground Floor	409	38
First Floor	702	65
Second Floor	879	82
Total	1,990	185

OUTSIDE

There are approximately 8-10 allocated parking spaces available, situated around the building.

The premises is set within a secure gated entry/exit system.

SERVICES

We are advised that mains electricity, water and drainage are connected or available however, interested parties are advised to check this position with their advisors/contractors.

TENURE

We are advised that the property is long-leasehold with the remainder of a 999 year lease from 2012 (990 years remaining) with a pepper-corn ground rent.

PURCHASE PRICE

£300,000 subject to contract

PLANNING

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

VAT

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

RATES

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

Rateable Value	£5,800
Rates Payable	£2,850.70 (2020/21)

However, interested parties should enquire to the Local Authority to confirm the current liability.

EPC

An EPC has been commissioned and will be available shortly.

INVESTMENT

The office is currently tenanted at an annual rental of £25,000 per annum exclusive based on a 5 year lease which expires in 2024, with a service charge of £3,300 per annum exclusive.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/silverendbp

LEGAL COSTS

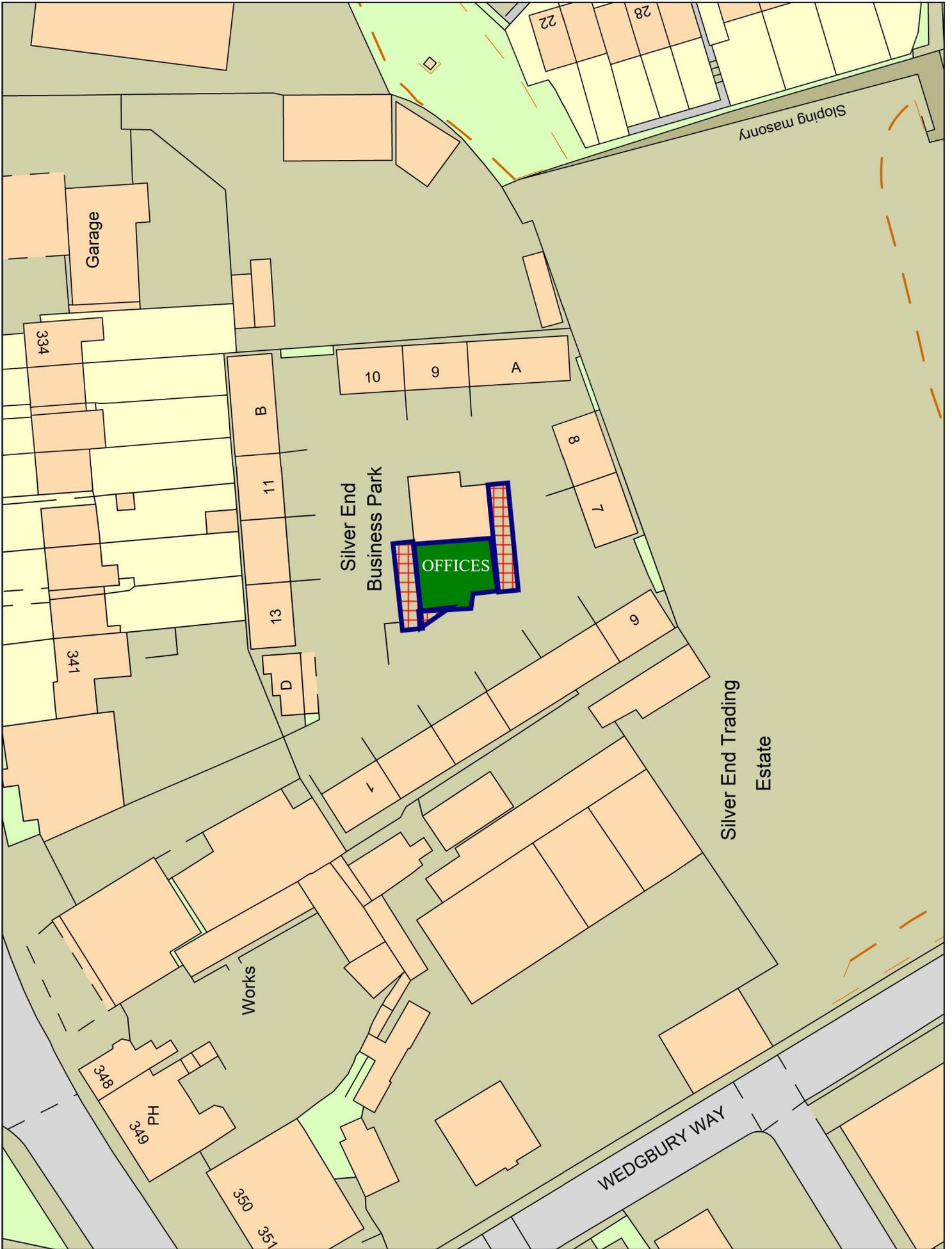
Each party to be responsible for their own legal expenses incurred.

VIEWING

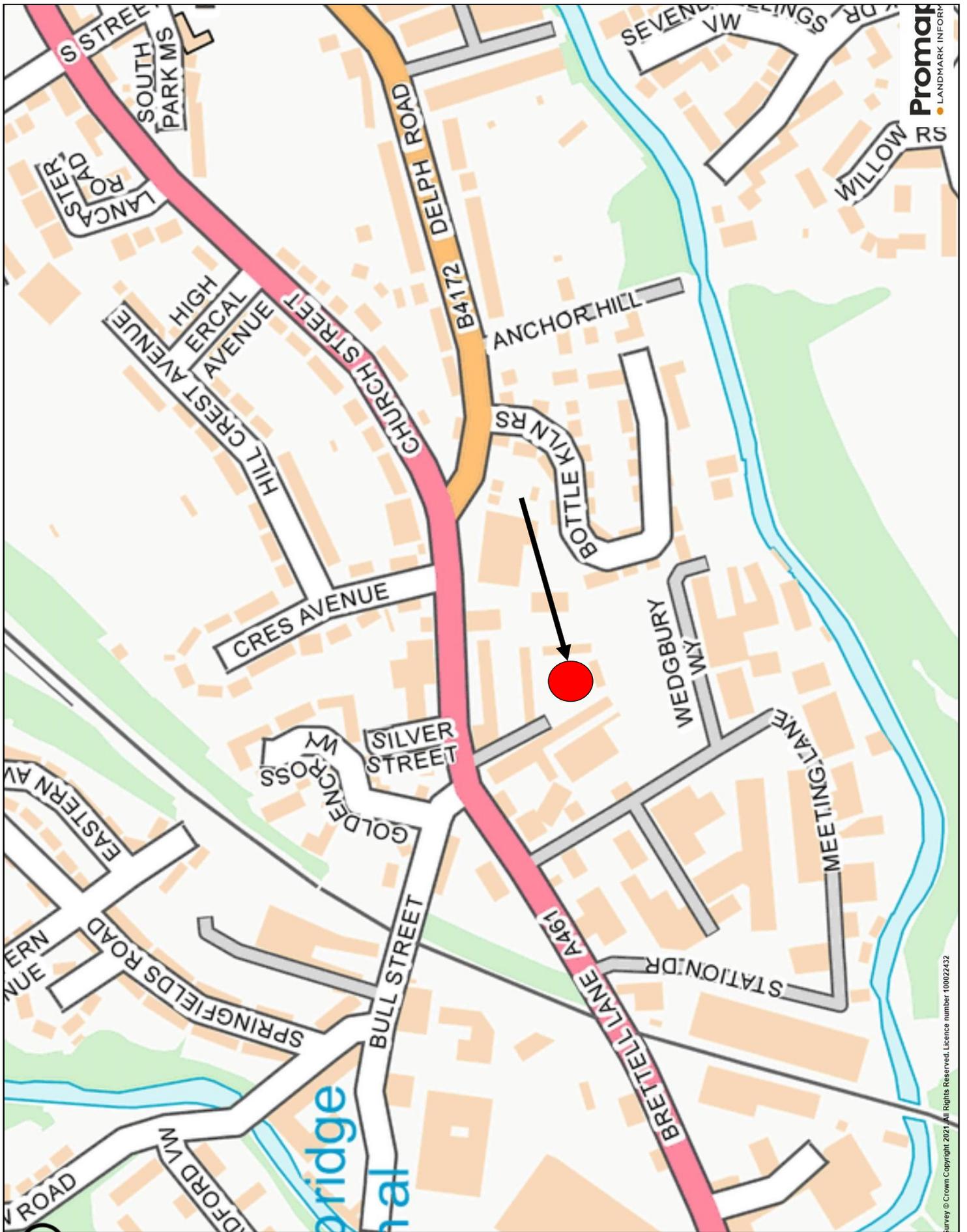
Strictly by the prior appointment with the sole agents, Bulleys at their Oldbury Office Tel: 0121 544 2121.

Details prepared 05/2021





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



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.