



CHARTERED SURVEYORS

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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Unit 15 Sovereign Works, Deepdale Lane, Lower Gornal, Dudley

FOR SALE

INVESTMENTS

Size
3,697 sq ft (343 sq m)

Purchase Price
Guide Price: £210,000

Highly reversionary investment

Rental Income - £13,650 per annum

Location

The unit is located on Sovereign Works which is accessed off Deepdale Lane, Lower Gornal. Dudley Town Centre is within say 2 miles. Junction 2 of the M5 is within 6 miles.

Description

The unit is of steel framed construction with full height brick walls surmounted by a pitched corrugated asbestos roof with inset roof lights. Access is via a roller shutter door. An office is included as well as first floor stores. Height to eaves 5.8m (19'1") approx.

A 3 ton crane is included - not tested.

Accommodation (Gross Internal Area) approx.

Unit	3,406 sq.ft. (316.50 sq.m.)
First Floor Stores	291 sq.ft. (27.09 sq.m.)
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Total	3,697 sq.ft. (343.59 sq.m.)

Services

All mains services except gas are connected. Electricity is purchased direct from the estate.

Rating Assessment

Rateable Value: £18,500.

U.B.R. 54.6p in the £ (2024/2025)

Service Charge

An estate service charge is levied in respect of the estates common areas etc.

Tenancy

The unit is let to Ace Sections Limited and the rent passing is £13,650 per annum. There is no lease.

Guide Price

£210,000

V.A.T.

V.A.T. may be levied on the purchase price.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

Energy Performance Certificate

EPC Rating - D.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

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Additional Images

