

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**INDUSTRIAL/WAREHOUSE  
PREMISES**



**UNIT 53, SAPCOTE TRADING ESTATE, POWKE LANE,  
CRADLEY HEATH, B64 5QX  
1,828 SQ FT (170 SQ M)**

- ESTABLISHED INDUSTRIAL LOCATION
- SINGLE STOREY UNIT
- ELECTRIC ROLLER SHUTTER
- FREEHOLD TITLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Sapcote Trading Centre, Cradley Heath, in an established and popular industrial area. The property is well located for access to the regional and national road network. Junction 2 of the M5 motorway is within approximately 2.5 miles. The A461 is approximately 2 miles north, which leads to Birmingham New Road, which provides access to Wolverhampton, Dudley and Birmingham.

## DESCRIPTION

The property comprises a mid-terrace industrial premises of steel frame construction, with concrete floor and brick elevations. There is a mezzanine to part providing additional storage accommodation and WC facilities. The property has an eaves height ranging approximately between 4m to 6.5m. Access is via an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,096	102
Mezzanine Floor	732	68
<b>TOTAL</b>	<b>1,828</b>	<b>170</b>

## PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4084

## SERVICES

We are advised all main services are connected to include mains water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

The freehold interest is available at a quoting price of £150,000 subject to contract.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £4,650. Rates payable will be in the region of £2,320.35 per annum respectively. Small business rate relief may apply.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 569 6000.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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