



A FREEHOLD INDUSTRIAL PREMISES WITH SUBSTANTIAL DEVELOPMENT POTENTIAL

For Sale

Classic Works, Holyhead Road, Wednesbury, Sandwell WS10 7PD

- Freehold industrial site set on approximately 1.87 acres
- 77,661 sq ft (7,214 sq m) warehouse
- Excellent development potential (STP)
- Prominent main road location
- Freehold - offers in excess of £2,500,000 plus VAT



LOCATION

The site is conveniently located on and accessible via Holyhead Road, with local amenities within the immediate vicinity featuring Wednesbury Trading Estate, several supermarkets, petrol stations and Wednesbury Leisure Centre. The location also benefits from good public transport links with tram and bus stops just a short walk away offering commutes to Birmingham and Wolverhampton. The site fronts on to sizeable residential dwellings and so, although sitting on a site that is currently under industrial use, the position benefits from being in a fringe position which will lend itself well to any change of use application.

The plot offers excellent access to A461 Dudley Street (1 minute) and A41 Black Country Route (2 minutes). Access to the national motorway network is just a 5-minute drive away via junction 9 of the M6, offering access southbound to London and northbound to Manchester. Access to the M5 is also within 5 miles via junction 1, which links to the southwest via Bristol and Exeter.

DESCRIPTION

The site comprises a 1.87 acres (approx.) site incorporating a substantial industrial unit extending to 77,661 sq ft (7,214 sq m). The current building benefits from two goods lift shafts which could be reinstated by the new owner. The site offers significant development potential for a number of uses (subject to planning consent).

ACCOMMODATION

Ground floor – 56,832 sq. ft. (5281 sq m)

First floor (office and storage) – 20,829 sq. ft. (1,935.80 sq m)



SERVICES

We have been informed that all mains services are connected to the site, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirement.

PLANNING

All planning enquiries should be directed to Sandwell Metropolitan Borough Council planning department on 0121 569 4054, 4055 or 4084 or via email planning@sandwell.gov.uk.



PRICE

Offers are sought in the region of £2,500,000 plus VAT for the freehold interest.

TENURE

Freehold, subject to vacant possession.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

EPC

Available upon request.

VALUE ADDED TAX

We are advised that VAT is payable in addition to the purchase price.

LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

VIEWINGS AND ENQUIRIES

Office contact:

Agent - Garry Johnson

Contact number - 0121 524 2583

Email - gjohnson@bondwolfe.com

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