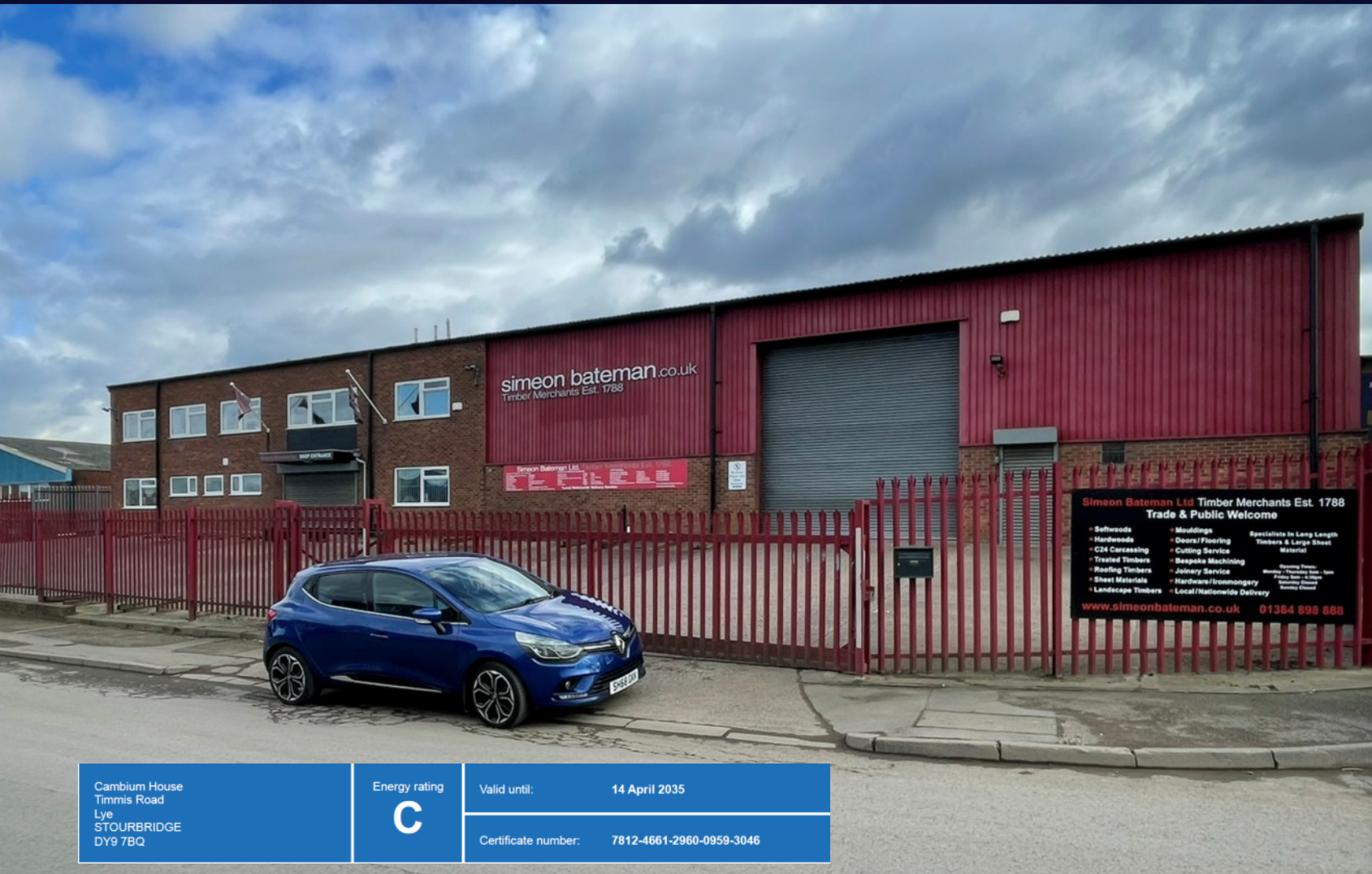


INDUSTRIAL / COMMERCIAL UNIT / SALES COUNTER

FOR SALE



Cambium House
Timmis Road
Lye
STOURBRIDGE
DY9 7BQ

Energy rating
C

Valid until: 14 April 2035

Certificate number: 7812-4661-2960-0959-3046

CAMBIUM HOUSE, TIMMIS ROAD, STOURBRIDGE DY9 7BQ

**WALTON
&
HIPKISS**

KIDDERMINSTER
01562 519 777

STOURBRIDGE
01384 392 371

HAGLEY
01562 886 688

- **Detached Modern Industrial / Commercial Building**
- **Popular Estate**
- **Warehouse with Sales Counter**
- **Well Fitted Offices**
- **Freehold**
- **Good sized Yard**
- **Easy Loading**
- **Two Storey Fitted Offices**
- **Potential multiple uses**

LOCATION

The property is prominently located on the Stambermill Industrial Estate, Timmis Road, Lye. Stourbridge town centre is within 1 mile distant.

DESCRIPTION

The property comprises a predominately single storey industrial unit of open steel portal frame construction with concrete floor and offices / sales counter over two floors. Fully fitted with Male / Female Toilets and Kitchen with individual Offices

ACCOMMODATION

FLOOR	DESCRIPTION	AREA SQ M	AREA SQ FT
Ground	Warehouse	805.4	8,670
Ground	Office	74.6	803
First	Office	74.6	803
External	Yard / Access / Parking		0
TOTAL		954.6	10,276

£600,000 is sought for Freehold interest with Vacant Possession and Subject to Contract Only

Some equipment and Furniture is available by seperate agreement.

BUSINESS RATES

Current Rateable Value of the shop is £33,750 from April 2023.

INSURANCE

The Owner will maintain full Insurances until Completion of a Sale.

LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

VAT

We understand VAT will be **not** charged on the sale of this property.

VIEWING

please contact the Agents

GENERAL TERMS

References The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

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