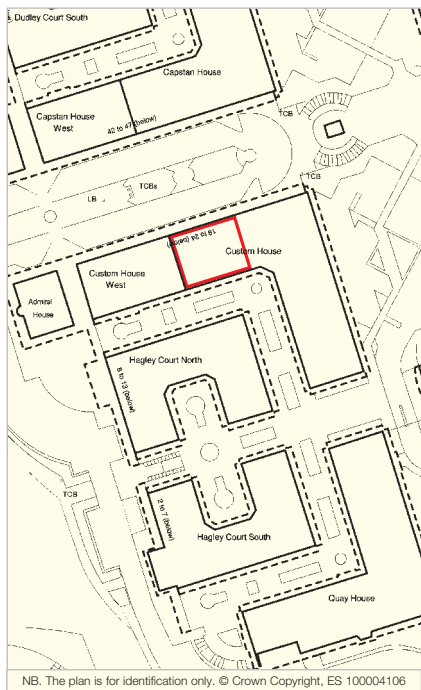


# **Brierley Hill** **Unit B1** **Custom House** **The Waterfront** **Level Street** **West Midlands** **DY5 1XH**

- **Modern Virtual Freehold Vacant Offices**
- High quality offices totalling 592 sq m (6,372 sq ft) spread over three floors
- May appeal to owner occupiers and investors
- Well established office location close to canal

## **Vacant Offices**

**RESERVE NOT TO EXCEED**  
**£75,000 (£11.77 PER SQ FT**  
**CAPITAL VALUE)**



### **Tenure**

Long Leasehold. Held for a term of 150 years (less two days) from 25th March 1989 (thus having some 128 years unexpired) at a peppercorn, plus service charge (for the current year, the quarterly on account payment is £4,308.90 for service charge and £145.50 for insurance).

### **Location**

Brierley Hill is a town within the Metropolitan Borough of Dudley and is located between Dudley and Stourbridge, approximately 10 miles from Dudley, 15 minutes from Junction 2 of the M5 motorway and 30 minutes from the commercial hub of Birmingham city centre. The property is situated within the well established Waterfront, a modern landscaped business park development, surrounding the canal. Occupiers close by include Barclays Bank, Black Horse Ltd and Inland Revenue.

### **Description**

The property is arranged on ground and two upper floors to provide three floors of modern open plan office suites that have been subdivided with partitions to provide a range of rooms and offices. The property benefits from air conditioning (in part), lift, raised access floors, suspended ceilings, kitchen and WC facilities.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>189 sq m</b>	<b>(2,034 sq ft)</b>
<b>First Floor</b>	<b>201 sq m</b>	<b>(2,164 sq ft)</b>
<b>Second Floor</b>	<b>202 sq m</b>	<b>(2,174 sq ft)</b>
<b>Total</b>	<b>592 sq m</b>	<b>(6,372 sq ft)</b>

### **Tenancy**

The property is to be offered with VACANT POSSESSION UPON COMPLETION.

### **Rateable Value**

The property has a rateable value of £80,750. (2010 assessment). This is being appealed and a hearing is set to take place on 29th September 2011 to have it reassessed.

### **VAT**

VAT is applicable to this lot.

### **Documents**

The legal pack will be available from the website [www.allcop.co.uk](http://www.allcop.co.uk)

### **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allcop.co.uk](mailto:viewings@allcop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter **Lot 174 Brierley Hill**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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