



32 Webb Street

Coseley, Bilston, Wolverhampton, WV14 8XL

Asking Price £135,000

2479.00 sq ft



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Location

Webb Street has a mix of houses, industrial buildings and yards. It is located in the village of Coseley which is approximately 3 miles from Dudley, 3.5 miles from Wednesbury and 4.5 miles from Wolverhampton.

Accommodation

Detached Industrial Unit: GIA 2479 Sq ft (230.34 Sq m)

Coal Mining

We have been informed that the property lies close to a former coal working area and mine shaft. This has been verified using Mining Remediation Authority website which can be found here:

<https://datamine-cauk.hub.arcgis.com/>

We would recommend that all interested parties seek further advice before submitting an offer or proceeding with a purchase to ensure that they are satisfied given their intended use for the property/land.

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

***Zero Business Rates Eligible ***

The VOA website advises the rateable value for 2023 to present is £10,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold with vacant possession.



Overage Clause

This property is subject to an overage clause amounting to 30% of the enhancement in value upon approval of planning for alternative uses or development of any kind. More specifically any alternative use means any use other than its current use as a single industrial building. Once permission/approval is obtained an independent valuation will need to be obtained (50/50 cost) and should that valuation show an increase in value then the new owner will pay 30% of the enhancement i.e. value reported minus sale price.

EPC

We understand a Energy Performance Certificate number and rating is not required due to the condition of the building.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

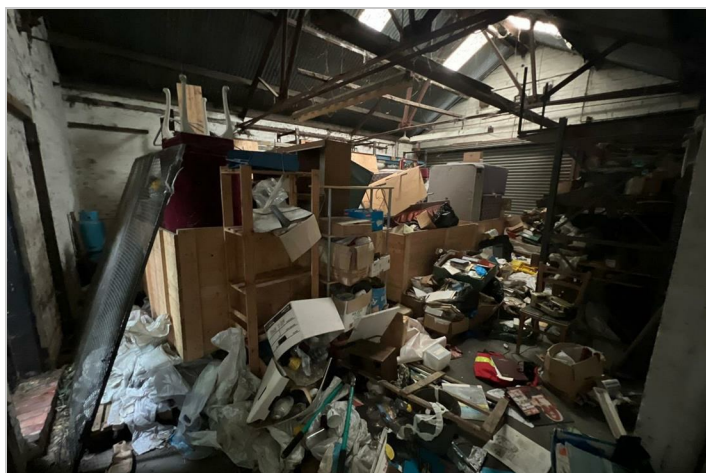
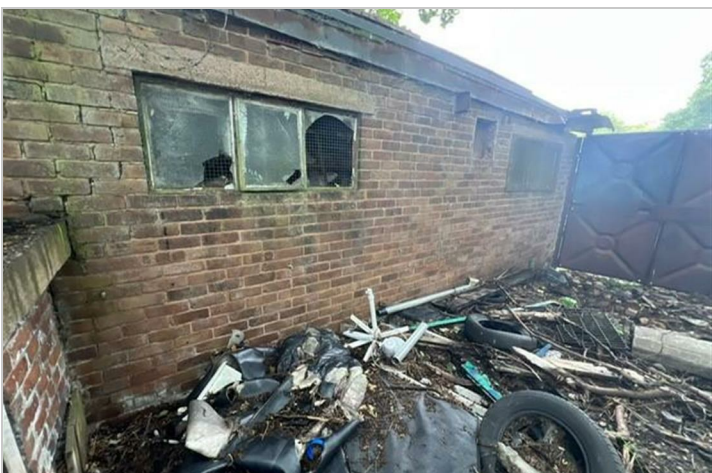
Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



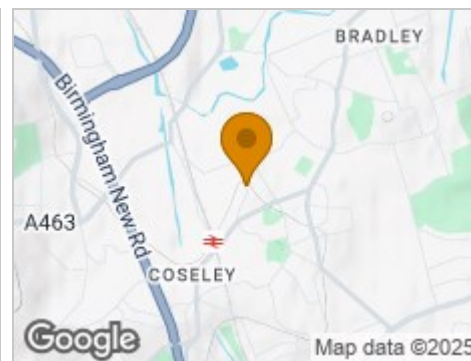
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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