



FOR SALE

1,524 SQ FT
(141.58 SQ M)

£185,000

Two-storey commercial building with basement, offering flexible refurbishment or redevelopment potential.

- Scope for refurbishment or redevelopment
- Corner position with multiple access points
- Part installation of 3-phase electrics for future adaptability
- Mixture of open-plan and cellular accommodation
- Suitable for a range of commercial or mixed-use purposes (STP)



Summary

Available Size	1,524 sq ft / 141.58 sq m
Price	£185,000
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises of a two-storey building with basement, positioned on a corner plot. It is of traditional brick construction beneath a pitched tiled roof, with rendered elevations and roller shutters to the windows and door openings.

The ground floor provides a series of interconnecting rooms arranged around a central open-plan area, with both front and rear access points. The accommodation includes solid and suspended floors, part-exposed brickwork, plastered walls, and visible pipework and cabling. A staircase provides access to the first floor and basement.

The first floor consists of two principal rooms in shell condition, featuring exposed brickwork and partially stripped ceilings and flooring. Windows to the front and side elevations provide natural light throughout.

The basement provides additional storage and plant space, divided into two rooms with exposed surfaces and a range of existing services and fittings. Phase 3 electrics have been partially installed but are not yet connected, allowing flexibility for future adaptation to suit a new owner's intended use.

The building offers scope for refurbishment or redevelopment, subject to the necessary consents, and may suit a variety of alternative uses.

Location

The property is situated at the junction of Bradleys Lane and Fountain Lane, Tipton (DY4 9EZ), within an established commercial area. The surrounding locality comprises a mix of industrial, trade, and storage premises with convenient access to the wider Black Country road network.

Services

Mains water, drainage, and electricity are understood to be available. Three-phase power has been partially installed but is not yet connected.

Planning

The property may be suitable for various commercial or mixed-use purposes, subject to the necessary planning consents.

VAT

All figures quoted are exclusive of VAT, where applicable.

Rateable Value

The property has a Rateable Value of £3,000.00. Qualifying occupiers may benefit from small business rate relief (subject to eligibility).

Viewings

Strictly by appointment only with Shepherd Commercial.



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