

# FOR SALE

ICONIC COMMERCIAL COMPLEX / POTENTIAL DEVELOPMENT OPPORTUNITY



5 – 13 RELIANCE TRADING ESTATE

LIVINGSTONE ROAD

BILSTON

WEST MIDLANDS

WV14 0QZ

TSR

TOWLER SHAW ROBERTS

## LOCATION

The site is situated off Livingstone Road with additional entrance off Chestom Road which is accessed via Chem Road, off Millfields Road.

Bilston town centre is a short distance away, approximately half a mile to the east, Wolverhampton City Centre is approximately 3 miles to the north west.

## DESCRIPTION

The property comprises a range of factory bays of varying design and construction as well as an area of open land which is fronted by a double gated access.

The front of the property incorporates a selection of industrial warehouse space and offices to the Livingstone Road frontage. The offices are generally fitted out and decorated to a good standard comprising of a range of individual offices, male and female staff lavatories and kitchen.

The industrial units, which are a combination of brick and concrete construction with some parts over-clad, feature roller shutter access, three phase electricity, mains gas, and eaves heights of 3m x 3m. The roof differs on each building from asbestos sheets with intermittent roof lights, to insulated profile sheeting, to concrete. The warehouse units also include additional W/C & kitchen facilities.

Externally the property benefits from generous amounts of concreted land which is utilised to provide car parking and outside storage.

## EPC

Energy Performance Rating: D97



## ACCOMMODATION

|                       | <u>Sq. Ft.</u> | <u>Sq. M</u> |
|-----------------------|----------------|--------------|
| Unit 1                | 3,218          | 299          |
| Unit 2 (Ground Floor) | 4,086          | 379.6        |
| Unit 2 (First Floor)  | 3,923          | 364.5        |
| Unit 3                | 11,171         | 1,037.8      |
| Unit 4                | 4,200          | 390.2        |
| Unit 5 (Ground Floor) | 3,306          | 307.1        |
| Unit 5 (First Floor)  | 2,876          | 267.2        |
| Unit 6 (Ground Floor) | 3,505          | 325.6        |
| Unit 6 (First Floor)  | 3,809          | 353.9        |
| Unit 7                | 8,193          | 761.1        |
| <b>TOTAL</b>          | <b>48,287</b>  | <b>4,486</b> |

## SERVICES

We understand that mains water, gas, drainage and electricity are connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

## LOCAL AUTHORITY RATES

Warehouse & Premises: £73,000.00

Purchasers must make their own enquiries with the Valuation Office.

## TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of vacant possession of the whole upon completion.

## PRICE

Offers are invited for the Freehold of the property.

Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.



## ANTI-MONEY LAUNDERING (AML) REGULATIONS

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## VAT

All costs / prices are exclusive of but subject to VAT if applicable.

## VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.  
Tel: 01902 421216.



*Dated: November 2020*

### **Consumer Protection from Unfair Trading Regulations 2008**

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."