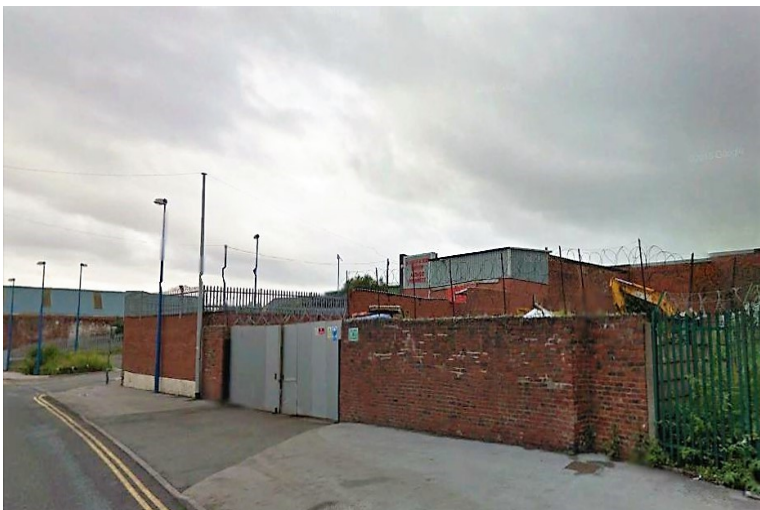




paramount

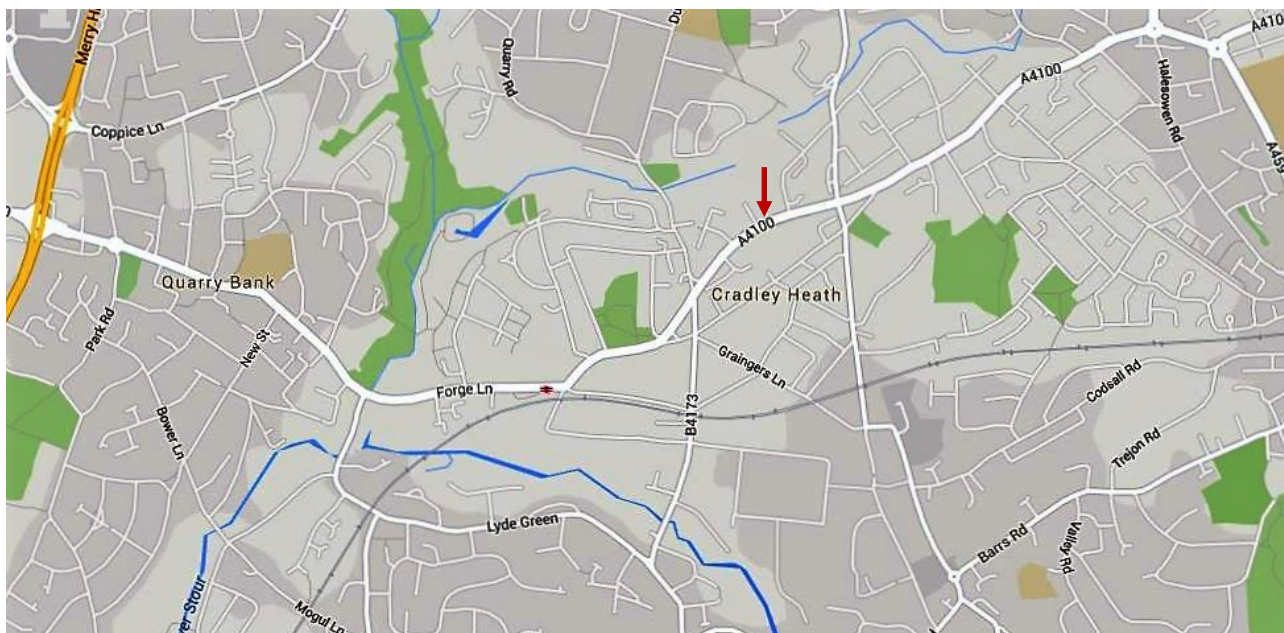
Land & Property
Consultants

Commercial Opportunity, Existing Scrap Yard, Foxoak Street, Cradley, West Mids, B64 5DQ



Currently used as an operational Scrap Metal Yard, this fully boundary secured yard affords the following.

- **0.25acre Site**
- **Fully Boundary Secured**
- **40 Tonne Weighbridge**
- **Concrete Hardstanding**
- **Interceptor Drains**



Location:

The property enjoys a prominent position situated in Foxoak Street A4100 opposite TESCO superstore in Cradley Heath, providing easy access to nearby business locations and furthermore allowing good routes to the Motorway network. Junction 3 of the M5 within 4.5 miles

Grid Reference:

SO 94490 86188

Description:

The property comprises of a fully boundary secured yard behind a pair of steel gates opening out to a fully concreted yard measuring in total 0.25 acre. It benefits from having installed a 40 tonne weigh-bridge and the added benefit of recently installed interceptor drainage system making it suitable for a number of similar business (subject to planning)

Planning:

We believe the classification to be Whilst the site is run as a scrap metal yard and is licenced to do so this licence is not transferable so an individual application will need to be made. The site may be suitable for other uses subject to a satisfactory planning consent being granted.

Rateable Value: £7,600

Billing Authority Ref: R4185401180303

Special Category Code: 148 - Land used for storage



PROPERTY MISDESCRIPTIONS ACT 1991

these particulars maybe subject to errors. While we endeavour to make all details accurate, prospective purchasers are advised to satisfy themselves by inspection or otherwise as to their accuracy and correctness. Paramount Land & Property Consultants DO NOT GIVE ANY WARRANTY TO THE ACCURACY OF ANY MEASUREMENT, TEXT OR PHOTOGRAPH AND INTERESTED PARTIES SHOULD NOT RELY UPON ANY INFORMATION WITHIN THESE DETAILS.

IMPORTANT

Paramount Land & Property Consultants have not been able to confirm the availability of services such as the gas, water, electricity and drainage to these properties. We advise that all interested parties should obtain verification through their solicitor or surveyor before entering any legal commitment. Paramount Land & Property Consultants have not tested the working order of the heating system in these properties, we advise all interested parties to check before entering any legal commitment. PLEASE NOTE THAT ITEMS IN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE. PLEASE VERIFY ALL FIXTURES AND FITTINGS THROUGH YOUR LEGAL REPRESENTATIVE

Local Authority:

Sandwell Metropolitan Borough Council,
PO Box 2374,
OLDBURY B69 3DE.

Legal Costs:

Each party will be responsible for their own legal costs.

Availability:

The property will be made available with immediate effect once a legal completion is executed.

Price / Tenure:

Offers Invited

The property is Freehold with vacant possession upon completion

VAT:

Vat will be charged at the current rate

Viewings:

Strictly by prior appointment with Paramount Land & Property Consultants on 01384 623557

Contact:

Paul Davis

Tel: 01384 623557

Email: paul@paramountlpc.co.uk

Paramount Land & Property Consultants
2nd Floor Offices, 167 Lower High Street,
Stourbridge, DY8 1TT