Scriven & Co.
Est. 1937

Commercial Sales



Unit 51 Sapcote Trading Centre, Powke Lane, Cradley Heath, B64 5QX

Offers In The Region Of £175,000

- Well established industrial estate
- Available freehold subject to existing tenancies
- Current income £12,500 per annum
- Lease term 6 years from 8th March 2024 with a rent review at the end of year 3

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
UKAS MANAGEMENT SYSTEMS
Realla
CoStar

Workshop unit with raised area to the rear providing washroom, kitchen and office facility. Gross internal floor area: 129.24 sq.m. (1,391 sq.ft.) EPC = 88 (D) Valid until August 2033.

LOCATION

The premises are situated on a well established trading estate with good access to surrounding towns including Blackheath, Cradley Heath and Halesowen, all within approximately 1-2 miles. Junctions 2 and 3 of the M5 motorway are within approximately 3-4 miles.

ACCOMMODATION:

A single storey workshop premises with separate pedestrian door and roller shutter door and raised area to the rear comprising washroom, kitchen and office accommodation.

WORKSHOP: 15.73m x 7.00m - 110.11 sq.m. (1,185 sq.ft.) The workshop incorporates a raised manhole cover.

UPPER LEVEL:

OFFICE: 4.35m x 2.70m

KITCHEN: 2.54m x 2.13m

WASHROOM:

GROSS INTERNAL FLOOR AREA: 129.24 SQ.M. (1,391 SQ.FT.)

OUTSIDE:

SERVICES:

Mains electricity, water and drainage are connected. The Agent has not tested any apparatus, equipment, fixtures or services and therefore cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

RATING ASSESSMENT:

Rateable Value (1st April 2026): £7,000
Where provided the agents have made a verbal enquiry with the local authority and this information should be verified by interested parties making their own enquiries.

VAT:

All figures quoted are exclusive of VAT.

SERVICE CHARGE:

The landlord advises that no service charge is levied on the use of the property. However, your legal advisor should make further enquiries to verify this.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal fees.

TENURE:

The property is offered freehold subject to the existing tenancy. It is held on a lease for a term of 6 years from the 8th March 2024 until the 7th March 2030. There is a break clause which can be operated until the 7th March 2027 and provision for a rent review on the 8th March 2027.

The Agent has not checked the legal documentation to verify the legal status of the property nor the validity of any guarantee. Therefore a tenant must assume that the information is incorrect until it has been verified by their own solicitors.

REPAIRS:

The tenant is required to keep the property in good and substantial repair and condition and to redecorate as reasonably necessary and in the last three months of the term. There is also provision for the tenant to pay the landlord on demand a fair proportion of all costs payable by the landlord in relation to common items.

INSURANCE:

The landlord will arrange insurance of the property and the tenant will be responsible for reimbursement of the premium.

FIXTURES AND FITTINGS:

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

VIEWING:

Strictly by prior appointment via agents on 0121 422 4011 (option 3, commercial).

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective purchaser will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.
3. Proof of funding.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.







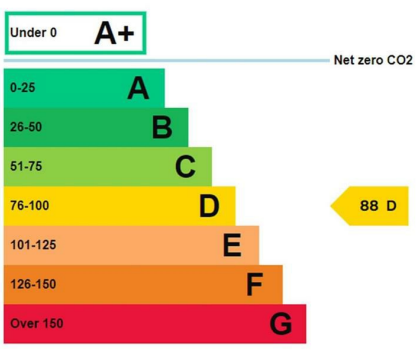


Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).

Scriven & Co.
Est. 1937

- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18866410