



**INDUSTRIAL**

**DEVELOPMENT OPPORTUNITY**

**POINT WEST RETAIL  
PARK , DUDLEY ROAD  
BRIERLEY HILL  
DY5 1LL**

**DESCRIPTION**

This retail investment opportunity comprises a modern terrace of retail warehouse units at a very prominent site at the junction of Dudley Road (A461) and Waterfront Way, totalling 1,910 sq m (20,559 sq ft). The site extends to 2.3 acres reflecting a very low site coverage of just 16%. We are instructed to seek offers in excess of £1,525,000 reflecting an attractive Net Initial Yield of 10.56%.

**LOCATION**

Port West Retail Park is located in Brierley Hill, part of Dudley Metropolitan Borough within the West Midlands/ Brierley Hill is part of the Black Country region best known for its industrial heritage thanks to natural resources and strategic location; however more recently the area is known for the 1.5million sq ft Merry Hill Shopping Centre and the mixed use Waterfront scheme/ The area is strategically located 10 miles to the west of Birmingham city centre with access to the M5 motorway approximately 5 miles to the west, at Junction 2, which in turn links to the M6 and M42 motorways.

**AMENITIES** Dudley is a large town in the West Midlands with a population of 79,379/ The property is prominently situated on the roundabout linking Dudley Road (A461), John Street (B4180) and Waterfront Way/ The site is in close proximity to a Travelodge, Aldi supermarket, B&M Bargains and Wickes units as well as directly opposite Point North where Seven Capital are in the process of developing 181 residential units, vastly improving the footfall.

**ACCESS** By road: Birmingham 11 miles/ Wolverhampton 8 miles/ Dudley 3 miles.

By railway: Cradley Heath Railway Station 2 miles/ Lye Railway Station 2.5 miles/ Dudley Port 4.5 miles. The property is approximately 0.5 miles north of the Merry Hill Shopping Centre.

Airport: Birmingham International Airport 19 miles.

**FREEHOLD RETAIL INVESTMENT  
OPPORTUNITY - DUDLEY, WEST  
MIDLANDS. DY5 1LL**



<b>TYPE</b>	RETAIL AND LEISURE - SHOP
<b>TENURE</b>	FREEHOLD
<b>PRICE</b>	£1,525,000 OFFERS IN EXCESS OF
<b>SIZE</b>	1,910 SQ M

**KEY FEATURES**

- Modern terrace of retail warehouse units totalling 1,910 sq m (20,559 sq ft)
- Very prominent site at the junction of Dudley Road (A461) and Waterfront Way
- 7.7m eaves height and 3m roller shuttered level access doors
- Large customer car park
- A number of value add asset management initiatives to undertake immediately

**FOR FURTHER INFORMATION**

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