

PROPERTY FOR SALE



TSR

TOWLER SHAW ROBERTS

25 BILSTON STREET | SEDGLEY | DUDLEY | DY3 1JA

**GROUND FLOOR COMMERCIAL UNIT & FIRST FLOOR OFFICE SPACE TOTTALLING
APPROX. 1,329.23 SQ FT (123.49 SQM)**

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurvevors.co.uk

- Ground floor retail unit approx. 894.48 sq ft (83.10 sqm)
- First floor office space approx. 434.75 sq ft (40.39 sqm)
- Located amongst a mix of retailers

Location

This property is located in a prime suburban retail position, approximately 3 miles to the town centre of Dudley, via the A459. Located amongst a mix of retailers and professional service providers both local and national.

Description

The property consists of a ground floor commercial unit and first floor office space. To the back of the ground floor there are two storage rooms. The whole of the property benefits from central heating and both Kitchen and WC facilities on both floors. The first floor has a separate entrance / exit from the rear of the property. The property features its own private car park (located and accessed from the rear).

Accommodation

	Sqft	Sqm
Ground Floor	894.48	83.10
First Floor	434.75	40.39
Total:	1,329.23	123.49

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The Freehold of the property is available, with vacant possession upon completion.

Price

£240,000.00 for the freehold interest

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

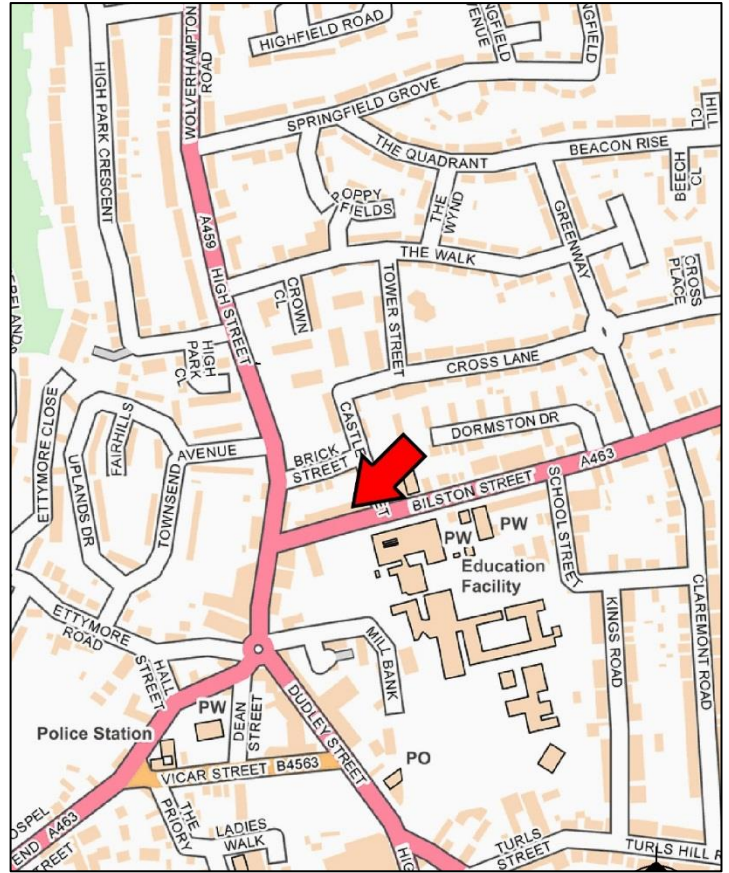
Description – Surgery and Premises
Rateable Value – £12,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

The property is located within Dudley Borough Council.

Energy Performance Rating: D83



For Reference purpose only Scale: Not to Scale
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Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

The owner has not elected to charge VAT on the sale.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@towersurveyors.co.uk

August 2019

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Tel: 01902 421216

Also at
TSR House
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And
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection from Unfair Trading Regulations 2008

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