



CHARTERED SURVEYORS

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**01384 456789**

Canalside, 9A Narrowboat Way  
Dudley, West Midlands, DY2 0XQ



The Old Glasshouse, 23 Priory Street, Dudley DY1 1HA

## TO LET / FOR SALE

RETAIL / SHOP PREMISES

**Size**  
2,964 sq ft (275 sq m)

**Purchase Price**  
On application

**Rent**  
On application

Fully fitted restaurant/kitchen

New lease available

Refurbished building

Outdoor seating area

## Location

The property is located at the junction of Priory Street and Stone Street, Dudley. Dudley bus station is within 5 minutes walking distance.

## Description

The historic premises comprise a fully fitted restaurant located to the heart of Dudley Town Centre.

The property is single and part two storey surmounted by a number of tiled roofs. A fully fitted kitchen is situated to the first floor. A passenger lift provides access to the first floor.

The restaurant is arranged to provide two open plan eating/bar areas which includes tables and chairs. The principal restaurant area benefits from exposed timber beams and a tiled floor.

The property further benefits from a number of stores located to the rear of the property as well as an outdoor seating area.

## Accommodation (Gross Internal Area) approx.

Ground Floor	2,006 sq.ft.	(186.46 sq.m.)
First Floor	958 sq.ft.	(89.04 sq.m.)
	_____	_____
Total	2,964 sq.ft.	(275.5 sq.m.)
	_____	_____

Outbuildings/stores - floor areas to follow.

## Services

All mains services are connected. The property benefits from a gas fired central heating system.

Please note the landlord/Agents have not tested the services/heating systems etc.

## Rating Assessment

Rateable Value: £7,225.

U.B.R. - 51.2p in the £ (2022/2023)

## Lease Terms

Available with the benefit of a new full repairing and insuring lease for a term to be agreed.

## Rent

On application.

## Purchase Price

Further details available upon request.

## V.A.T.

V.A.T. may be levied on the rent/purchase price etc.

## Fixtures and Fittings

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

## Energy Performance Certificate

EPC Rating - C

## Viewing

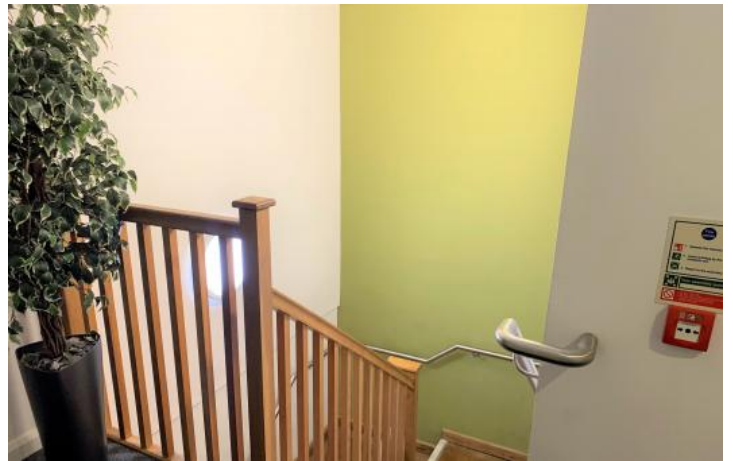
Strictly via the Joint Agents

Sellers Commercial Surveyors - 01384 456789  
Matthew Pearcey - 07764 269803  
matthewpearcey@sellers-surveyors.co.uk

and

Harris Lamb  
David Walton - 07824 438997  
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# Additional Images



# Additional Images



Additional Images

