



Sanderson
Weatherall

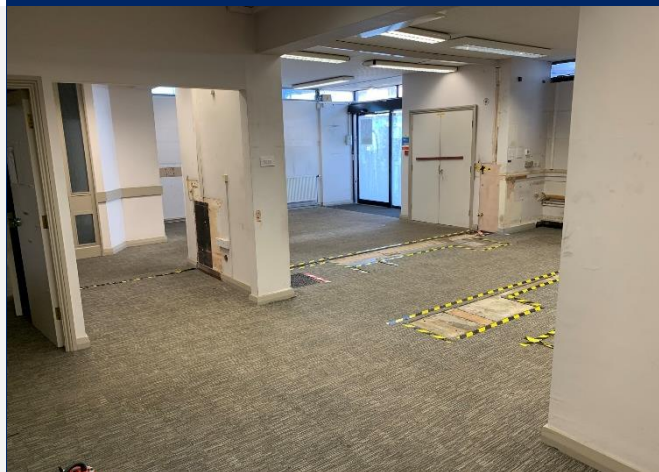
FOR SALE FREEHOLD

Offers in excess of £220,000



53 Market Street, Kingswinford, Dudley DY6 9LD

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- **Retail investment let to National Westminster Bank Plc until July 2021, with a rent passing of £15,000 PA.**
- **Bank premises under use class A2.**
- **Long term potential for alternative uses, subject to planning permission.**
- **Inviting offers in excess of £220,000, exclusive.**

Location

53 Market Street Kingswinford, Dudley is located on the eastern side of the A491 Market Street and is set back from the road, behind an area of forecourt. The property is located opposite the junction with Park Street and is adjacent to Kingswinford library. The property can be found using the postcode DY6 9LD.

Description

The property is a linked detached single storey building of brick and block construction surmounted by a flat felt roof with a two storey rear extension under a pitched clay tiled roof. The building has most recently been used as bank premises under use class A2.

Internally the retail area has been partially stripped out of shop fittings. The property is currently arranged to provide a front retail area with two partitioned offices, a strong (vault) room, various offices and stores, staff facilities, and a first floor storeroom.

There is a forecourt, which may be suitable for the parking of two/ three vehicles. To the rear there is a fire escape leading away from the property towards an unnamed road to the south of the property.

The property has a net internal area of approximately 2,842 sq ft (264.07 sq m); of which the retail area is 1,466 sq ft.

Lease

The property is subject to an existing full repairing and insuring lease to National Westminster Bank Plc of the whole property for a term of fifteen years from 19 July 2006, at a current rental of £15,000 per annum.

The tenant is not currently occupying the property and the lease is being marketed to let by assignment through agents Avison Young.

Tenure

The property is for sale freehold, subject to the existing lease, under title number WM760182.

Assessment

The property has a 2017 rateable value of £16,000. *NB This is not the amount payable.*

Energy Performance

The property has an EPC rating of band C, with a score of 67 points.

Services

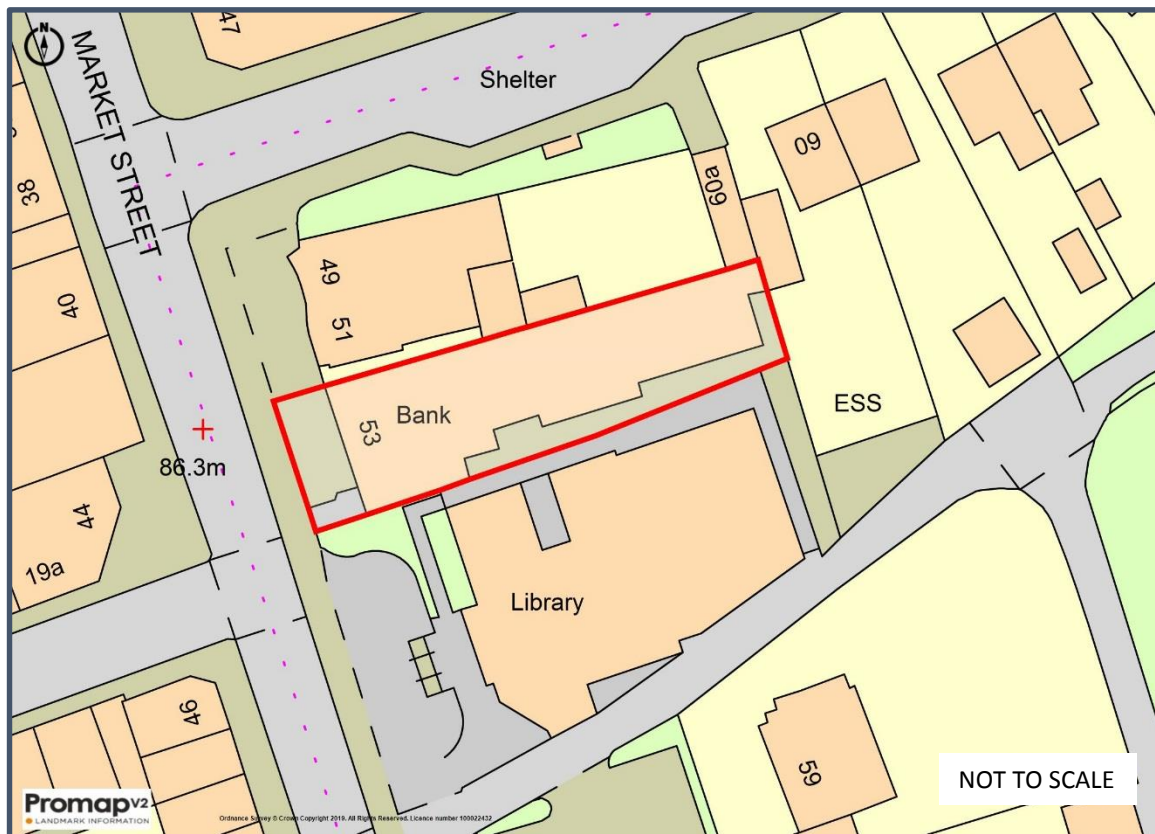
We believe that mains services are available at the property but have not been tested by the vendor or their agents.

Price

Offers are invited in excess of **£220,000** exclusive, for the freehold interest subject to the existing tenancy, subject to contract.

VAT

We are advised that the property is not elected for VAT.



Contact

For further information or to arrange a viewing, please contact the sole agents:

Sanderson Weatherall LLP

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Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2019

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