

FOR SALE

**24-27 PROSPECT ROW
DUDLEY
WEST MIDLANDS
DY2 8SG**



❖ **FREEHOLD PROPERTY**

❖ **CLOSE TO DUDLEY SOUTHERN BYPASS**

❖ **M5 MOTORWAY (J2) APPROX 3 MILES**

LOCATION

The property is located in Prospect Row, Dudley, approximately ¼ of a mile from Dudley Town Centre close to the A.461 Dudley Southern Bypass. J2 of the M5 Motorway is approximately 3 miles distant, accessed via the A.4123 Birmingham New Road. Wolverhampton City Centre is approximately 9 miles distant to the northwest.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

24-27 PROSPECT ROW, DUDLEY – continued...

Separate Warehouse

Located to left hand side of common drive being of steel portal frame construction with concrete floor, metal folding door, eaves height 17'3", toilet.

<u>Ground Floor Area</u>	1543	143.4
<u>Plus Mezzanine Deck</u>	1500	139.3
<u>Total</u>	<u>3043 Sq.Ft.</u>	<u>282.7 Sq.M.</u>



2017 RATEABLE VALUE The Valuation Office Agency Website states the Rateable Value as £15,750.

SERVICES Mains electricity, water, drainage and gas are available to the property.

TENURE The property is offered For Sale Freehold with vacant possession.

LEGAL COSTS Both parties to be responsible for payment of their own respective Legal Costs incurred in the transaction.

FIXTURES & FITTINGS All items in the nature of fixtures and fittings referred to in these particulars will be included within the disposal, all other items being expressly excluded.

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PURCHASE PRICE **£225,000.00 (Two Hundred & Twenty Five Thousand Pounds)**
Subject to Contract.

EPC Available with these particulars.

V. A. T We are advised that VAT is applicable to this transaction.

VIEWING By strict appointment with the Sole Agents :

John Emms Commercial

Tel: 01384 257284

Email : john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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