FOR SALE (INVESTMENT)



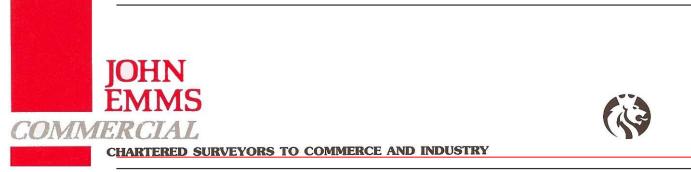
97-98 WOLVERHAMPTON STREET DUDLEY WEST MIDLANDS DY1 3AF

RETAIL INVESTMENT 1ST FLOOR DEVELOPMENT POTENTIAL TO FLAT CLOSE TO TOWN CENTRE ADDITIONAL ADVERTISING PANEL INCOME

LOCATION

The property is located in Wolverhampton Street close to Kwik Fit Tyres & Exhausts and Texaco Petrol Filling Station (opposite side of the road), a short distance from the traffic island junction of Wolverhampton Street with Himley Road and The Parade. Dudley Town Centre is approximately ½ a mile distant, Dudley being a major town within the West Midlands conurbation, and having a resident population of 312,925 (2011 Census figures.) The town is located some 8 miles west of Birmingham City Centre, 7 miles southwest of Walsall, and 9 miles south of Wolverhampton City Centre.

Regulated by RICS



DESCRIPTION

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The property comprises a 2 storey building of brick construction with flat roof standing back behind a paved forecourt providing parking area for 2 vehicles.

The internal accommodation comprises.

	ninouation comprises.	<u>AREA</u> SQ.FT.	SQ.M.
	R GENTS HAIR SALON salon with Marley tiled solid floor, UPVC idow.		
Rear salon having heater.	Marley tiled solid floor, night storage		
Inner lobby leads	to toilet with low level W.C.		
NET INTERNAL	AREA	<u>404</u> Sq.Ft.	<u>37.5</u> Sq.M.
FIRST FLOOR (V Approached via e	acant) xternal staircase leading to:-		
Single Room with wash hand basin.	n toilet off having low level W.C. and	218	20.2
<u>Kitchen</u>		34	3.2
NET INTERNAL AREA		<u>252</u> Sq.Ft.	23.4 SQ.M.
	ommodation needs refitting but could be e bedroom flat – assuming planning otained.		
<u>SERVICES</u>	Mains electricity, water, drainage a have not checked the efficacy nor t installations or connections. We react confirm these to be adequate for the	he capacity of the commend interes	e services ted parties to
egulated by RICS			



2023 RATEABLE
VALUEThe Valuation Office Agency website indicates a Rateable Value of
Ground Floor - £3,100
First Floor - £1,675

LEASES The ground floor property is held subject to a lease to Mr. C. Hillman for a term of 5 years at a rent of £6,000.00 per annum (exclusive of rates and other outgoings) from 1st December 2023, subject to Rent Review on 1st December 2026. The lease is granted on internal repairing terms. The first floor is vacant.

Lease to Global Outdoor Advertising for a term of 10 years from 1st October 2020 at a fixed rent of £825.00 per annum, without review.

<u>FIXTURES &</u> All items in the nature of fixtures and fittings referred to in these particulars are included within the disposal, all other items being expressly excluded.

EPC Attached. Energy Rating C.

RENTAL INCOMEGround Floor Hair Salon£ 6,000.00 pa*First Floor ERV£ 6,000.00 pa*Global Outdoor Advertising Panel£ 825.00 paInvestment Income (including ERV)£12,825.00 pa*Assuming the first floor is converted to
residential flat£12,825.00 pa

<u>PURCHASE PRICE</u> Offers over £125,000.00 (One Hundred & Twenty Five Thousand Pounds) invited.

VAT We are advised VAT is not applicable to this transaction.

Regulated by RICS





CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

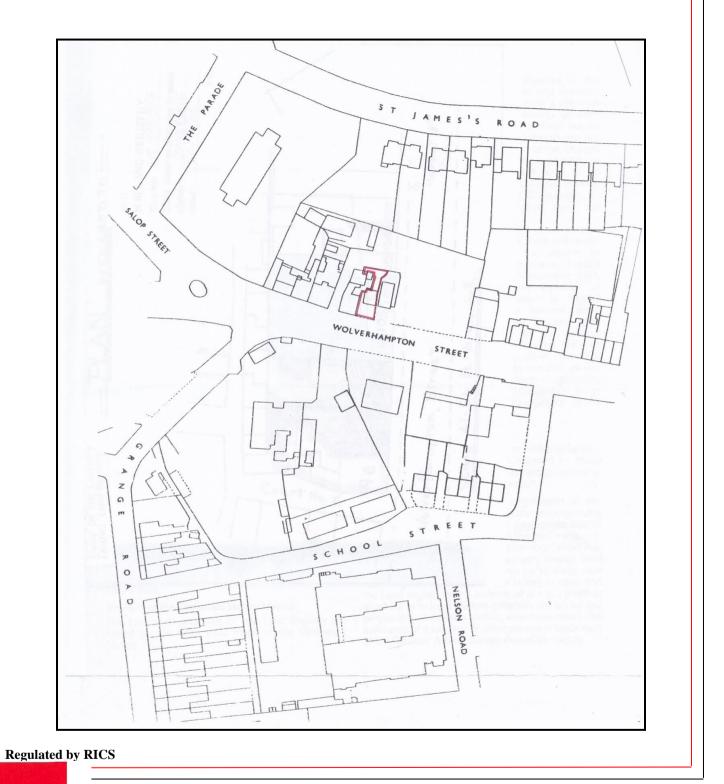
VIEWING

By strict appointment with the Sole Agents only :

John Emms Commercial Tel: 01384 257284 Email: john@johnemmscommercial.co.uk Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

operty type Retail/Financial and Professional Services tail floor area 26 square metres ules on letting this property operties can be let if they have an energy rating from A+ to E. mergy rating and score Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating is C. Properties get a rating from A+ (best) to G is property's current energy rating and score, the lower your property's carbon emissions are likely to be. is property's current energy rating from A+ (best) to G is property's current energy rating from A+ (best) to G is property's current energy rating from A+ (best) to G is property's current energy rating from A+ (best) to G is property's current energy rating from A+ (best) to G is property's current energy rating from A+ (best) to G is property's current energy rating from A+ (best)	S7 Welsenhamptolin Street DUCLEY DY1 3AP		Properties similar to this one could have rating If newly built	s: & A
by RICS	Property type Total floor area	Retail/Financial and Professional Services	If typical of the existing stock	30 B
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Import (decaysy.contribute/08/1-55/4-14/7.12/1-16/2).	Under 6 A+ Net Serb GO2		Recommendation report	
B by RICS	26.97 B 91-78 C 69 C 76-105 D		Guidance on improving the energy performanc report (/energy-certificate/8861-5594-1847-1214-1	ce of this property can be found in the <u>recommendation</u> 667).
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