

# FOR SALE

(INVESTMENT)



**97-98 WOLVERHAMPTON STREET  
DUDLEY  
WEST MIDLANDS  
DY1 3AF**

- ❖ **RETAIL INVESTMENT**
- ❖ **1<sup>ST</sup> 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

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**DESCRIPTION**

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.

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<b><u>GROUND FLOOR GENTS HAIR SALON</u></b> Comprising front salon with Marley tiled solid floor, UPVC double glazed window.  Rear salon having Marley tiled solid floor, night storage heater.  Inner lobby leads to toilet with low level W.C.		

<b><u>NET INTERNAL AREA</u></b>	<b><u>404 Sq.Ft.</u></b>	<b><u>37.5 Sq.M.</u></b>
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**FIRST FLOOR (Vacant)**

Approached via external staircase leading to:-

<b><u>Single Room</u></b> with toilet off having low level W.C. and wash hand basin.	218	20.2
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<b><u>Kitchen</u></b>	<u>34</u>	<u>3.2</u>
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<b><u>NET INTERNAL AREA</u></b>	<b><u>252 Sq.Ft.</u></b>	<b><u>23.4 SQ.M.</u></b>
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The first floor accommodation needs refitting but could be converted to a one bedroom flat – assuming planning permission was obtained.

**SERVICES**

Mains electricity, water, drainage are available to the property. We have not checked the efficacy nor the capacity of the services installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

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**2023 RATEABLE VALUE**

The 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 1<sup>st</sup> December 2023, subject to Rent Review on 1<sup>st</sup> 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 1<sup>st</sup> October 2020 at a fixed rent of £825.00 per annum, without review.

**FIXTURES & FITTINGS**

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 INCOME**

Ground Floor Hair Salon	£ 6,000.00 pa
*First Floor ERV	£ 6,000.00 pa
Global Outdoor Advertising Panel	£ 825.00 pa
Investment Income (including ERV)	£12,825.00 pa

\*Assuming the first floor is converted to residential flat

**PURCHASE PRICE**

Offers over **£125,000.00 (One Hundred & Twenty Five Thousand Pounds) invited.**

**VAT**

We are advised VAT is not applicable to this transaction.

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### **VIEWING**

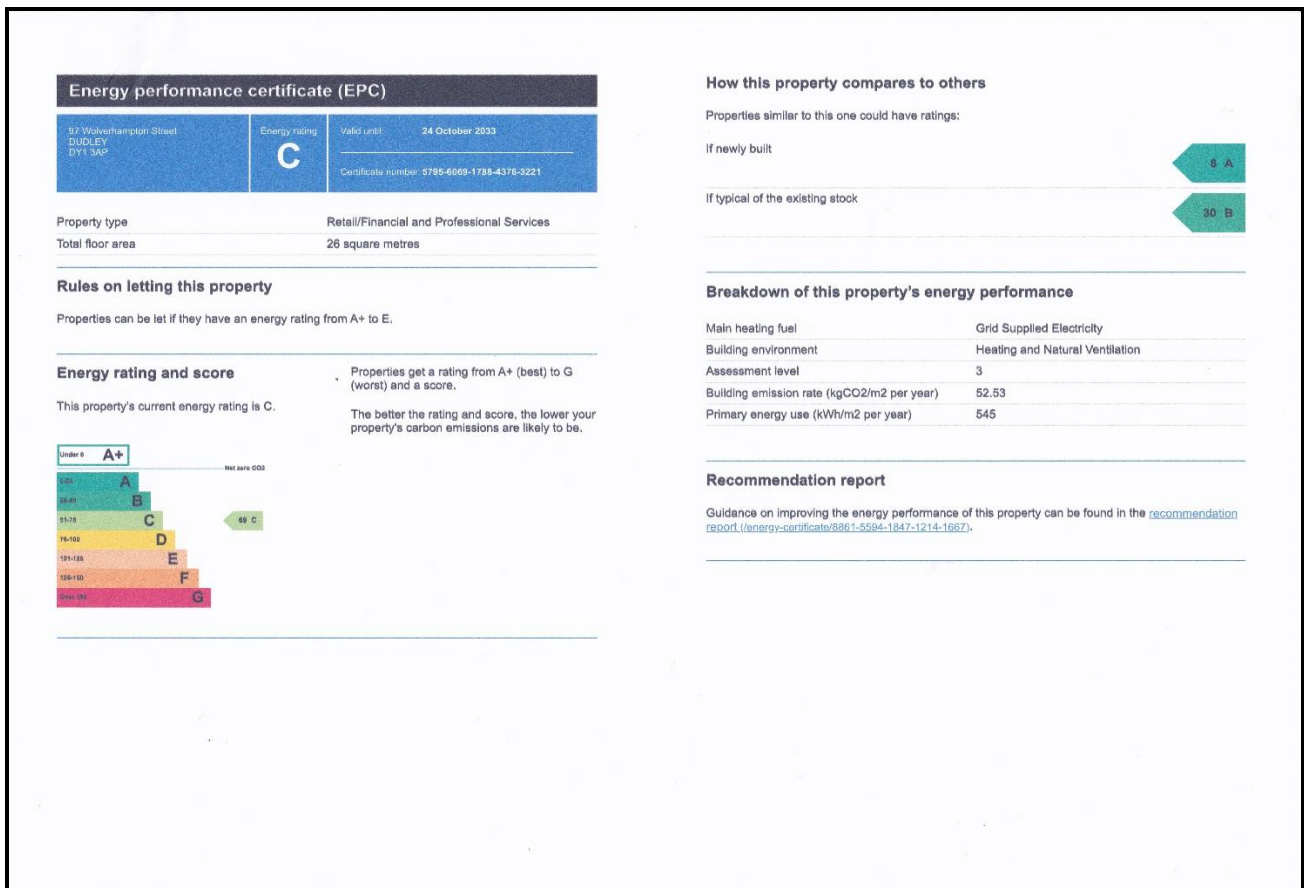
By strict appointment with the Sole Agents **only** :

**John Emms Commercial Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

### **SUBJECT TO CONTRACT**



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