



hexagon™  
commercial property



- RARE FREEHOLD OPPORTUNITY
- NEARBY PARKING AVAILABLE
- AVAILABLE IMMEDIATELY

## OFFICE

781 SqFt ( 73 SqM )

£140,000

21A Stone Street, Dudley, DY1 1NJ

# FOR SALE



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commercial property







## Description

Hexagon Commercial presents a rare opportunity to acquire the freehold of an office located on Stone Street in the heart of Dudley Town Centre. The office is arranged over ground and two upper floors, which can be utilised as office space. Each of the upper floors benefits from toilets and ancillary accommodation to the rear. The property also benefits from a high volume of passing trade due to its proximity to the town center and has the potential for development.

## Location

Dudley is a large town in the West Midlands, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 80,000 and is the administrative centre for the borough. The property is located on Stone Street in the Heart of Dudley Town centre with public roadside parking directly outside the property.

## Accommodation

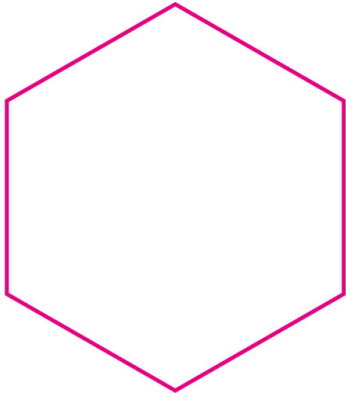
Ground Floor - 424 Sq Ft First Floor - 220 Sq Ft Second Floor - 137 Sq Ft Total - 781 Sq Ft

## Rates

Rateable Value - £4,200 It is understood that the premises will benefit from 100% small business rate relief, however we advise the tenant to confirm this with the relevant council

## Terms

We are instructed to seek offers in the region of £140,000 for the Freehold interest.



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