



hexagon™
commercial property



- RARE FREEHOLD OPPORTUNITY
- MIXED USE PREMISES
- TOWN CENTRE LOCATION

INVESTMENT

3,949 SqFt (367 SqM)

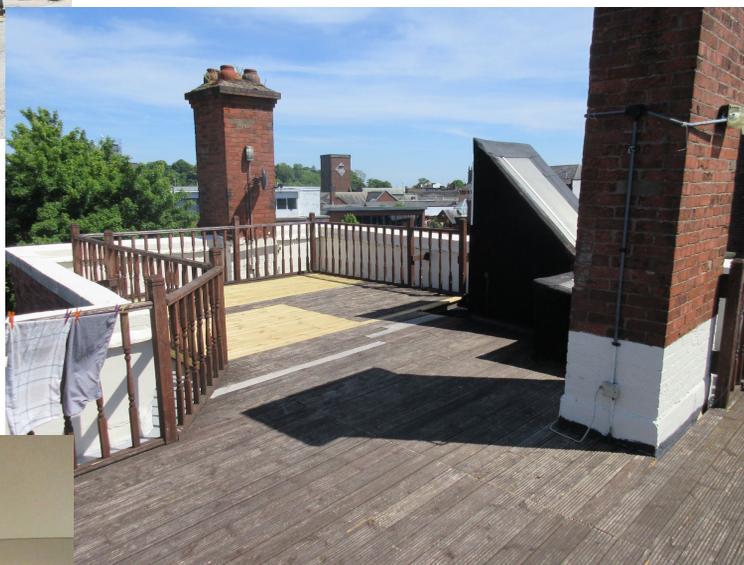
£525,000

196 Wolverhampton Street, Dudley, DY1 1DZ

FOR SALE



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Description

This Grade II Listed premises in the heart of Dudley lies on the junction between Wolverhampton Street and Parsons Street, and provides a fantastic opportunity to purchase a mixed used investment property consisting of a ground floor office, flats to the first and second floors and a small retail premises.

The property is well maintained with all flats recently fitted with new boilers.

The portion of the property on Parsons Street consists of the retail premises as well as 2 flats, with the main area of the property on Wolverhampton Street consisting of the ground floor office along with 3 further flats.

The current rent passing is £43,920 per annum.

Location

The property is located only a very short walk from the heart of Dudley Town Centre . There are excellent transport links via the bus station only a short walk away, which is currently in the process of being converted into the tram station for the Midland Metro. Access to the surrounding motorway networks can be gained via the M5 (4 miles away) or the M6 (9 miles away).

Accommodation

196 Wolverhampton Street:

Ground Floor Office - 674 Sq Ft

Flat 196b - 786 Sq Ft

Flat 196c - 334 Sq Ft

Flat 196d - 667 Sq Ft

11 Parsons Street: Retail premises - 348 Sq Ft

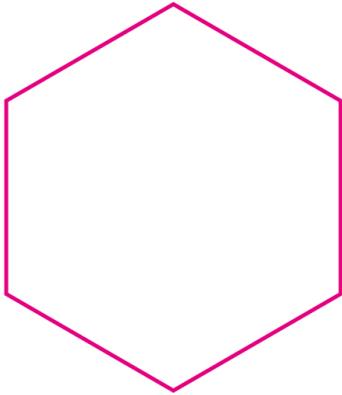
Flat 11b - 570 Sq Ft

Flat 11c - 570 Sq Ft

Rates

It is understood that both the ground floor office and retail premises will both benefit from small business rate relief. The flats will be separately rated via council tax.

Terms



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info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



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