



CHARTERED SURVEYORS

Please call us
01384 456789

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



30 Castle Hill, Dudley, West Midlands DY1 4QQ

TO LET / FOR SALE

RETAIL / SHOP PREMISES

Size
465 sq ft (43 sq m)

Purchase Price
Offers in excess of £140,000

Rent
£8,500 per annum exclusive

Prominently located to the A459 Castle Hill

Opposite Dudley Zoo/proposed new Metro Tram line

Within 0.3 miles of the Castle

Gate island

<http://www.sellers-surveyors.co.uk/qlink2327>

Location

The premises are prominently located on the A459 Castle Hill within close proximity of Dudley Town Centre. The bus station is located nearby.

The premises are well served by the main arterial routeways. The Castlegate island is in close proximity which provides access to Junction 2 of the M5 Motorway.

The property is located close to existing new investment projects including the Very Light Railway (VLR) National Innovation Centre and the Black Country & Marches Institute of Technology. Proposed new investment projects include the Metro line extension (from Wednesbury to Brierley Hill) and the Dudley Transport Interchange.

Description

The single storey brick built shop is surmounted by a flat roof. The shop benefits from a UPVC framed shop front. There is a store/office located to the rear of the shop along with a toilet. The rear store/office provides access to a basement. Access is available from the basement to an external area to the rear of the building.

Car parking is available to a paved area to the front of the shop.

Accommodation (Nett Internal Area) approx.

| | | |
|--------------|-------------------|--------------------|
| Shop | 351 sq.ft. | 32.66 sq.m. |
| Rear room | 114 sq.ft. | 10.62 sq.m. |
| Total | 465 sq.ft. | 43.28 sq.m. |
| Basement | 361 sq.ft. | 33.56 sq.m.. |

Services

We are advised that mains water, electricity and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Rating Assessment

Shop and Premises - Rateable Value £4,600.

U.B.R. - 51.2p in the £ (2022/2023).

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Rent

£8,500 per annum exclusive.

Purchase Price

Offers in excess of £140,000.

V.A.T.

V.A.T. may be levied on the rent/purchase price etc.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale or letting.

Energy Performance Certificate

EPC Rating - D.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images

