

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



High Street, Kingswinford, West Midlands DY6 8AP

FOR SALE

LAND / SITES / YARDS

Size

6,020 sq ft on 0.74 Acres (0.30) hectares approx

Purchase Price

Offers in excess of £450,000

Redevelopment potential (Subject to Planning)

Prominent position to busy road

Close to Kingswinford Town Centre

Location

The property is prominently situated on the A4101 High Street, Kingswinford within close proximity of Kingswinford village centre. The property adjoins the Kingswinford Community Centre with playing fields to the rear.

Description

The front section of the property comprises two storey brick built offices with a concrete floor. The accommodation comprises a range of open plan and private rooms with timber framed windows. The middle section comprises a former sports hall with a timber tiled floor, part glazed brick walls surmounted by a pitched roof. Minimum height - 5.37 m. (17'7") approx. Maximum height - 7.3 m. (24') approx. The rear section is of lean to steel portal framed construction. The accommodation includes former changing rooms, a kitchen and toilets. There is a "concertina" access door to the side elevation.

The site benefits from ample car parking, a "green" open area and a play area to the rear.

Accommodation (Gross Internal Area) approx.

6,020 sq.ft. (559.49 sq.m.).

Site Area

0.74 acres (0.30 hectares) approx.

An OS extract detailing the assumed site boundaries is downloadable from the Sellers website.

There is a Right of Way in favour of the adjoining property over the front section of the site.

Services

Not known.

Rating Assessment

2023 Rateable Value: £14,000.

U.B.R. 51.2p in the £(2023/24).

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V.A.T.

The sale price may be subject to V.A.T.

Fixtures & Fittings

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

Energy Performance Certificates

EPC rating - E.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors
Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

and

Harris Lamb
Sara Garratt - 07876 898 280
sara.garratt@harrislamb.com

Additional Images



Location Map

