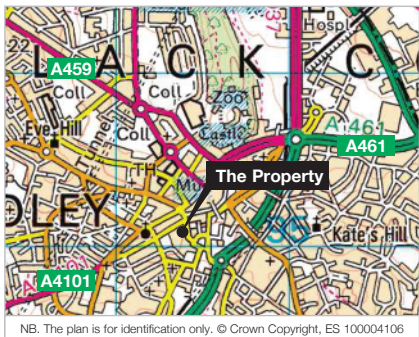


Dudley

46 King Street, West Midlands DY2 8PE

- A Freehold Unbroken Block of Twenty-Eight Self-Contained Flats
- Providing 23 x Two Bedroom Flats and 5 x Studio Flats
- 26 Flats subject to an Assured Shorthold Tenancies
- Two Flats Vacant
- Total Current Rent Reserved **£188,160 per annum (equivalent) with Two Flats Vacant**



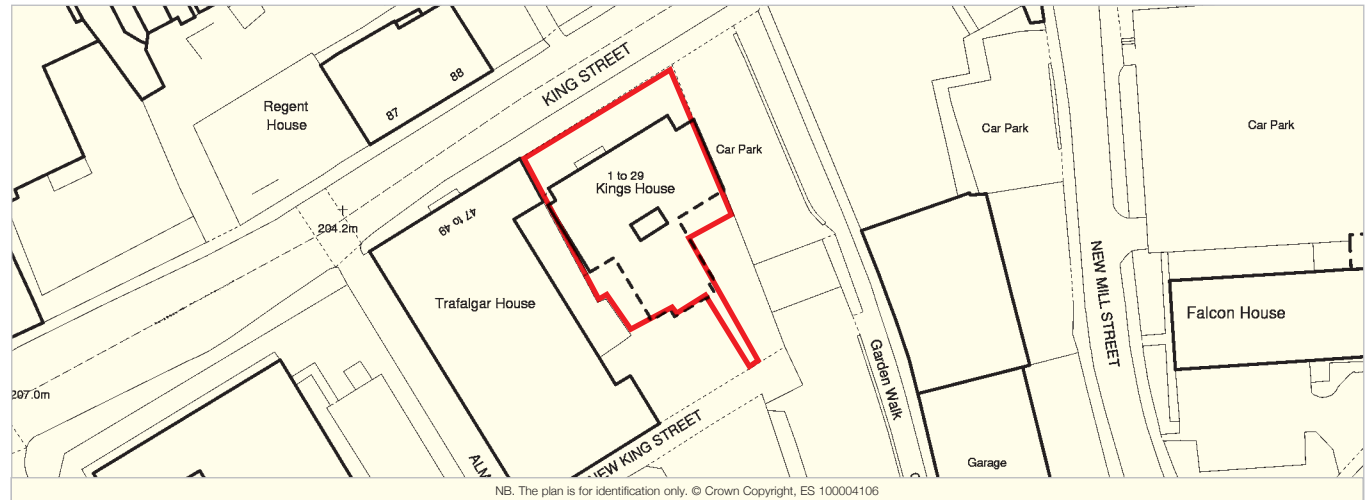
To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.15 – 11.15 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Wright Hassall LLP (Ref: A.J).
Tel: 01926 884617.
Email: andrew.jones@wrighthassall.co.uk

INVESTMENT – Freehold Unbroken Block of Flats



Tenure

Freehold.

Location

Dudley is located approximately 10 miles west of Birmingham and approximately 6 miles south of Wolverhampton. King Street is the continuation of High Street (A4101), which in turn runs into Stourbridge Road. The property itself is situated on the south side of King Street, close to its junction with Alma Place. Communications are afforded by the M5 Motorway (Junction 2), with further links to the M6 and M42 Motorways. Rail services run from Sandwell and Dudley Rail Station.

Description

The property comprises an unbroken block arranged over lower ground, ground and three upper floors. Internally, the property is arranged to provide 28 self-contained flats. There is an undercroft parking area for approximately 28 cars, with a passenger lift between the ground and third floors.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Flat	Floor	Accommodation	sq m	GIA (sq ft)	Terms of Tenancy	Current Rent £ p.a.
1	Ground	Two Bedroom Accommodation	54.07 sq m	(582 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 27th November 2017 (holding over)	£6,600 p.a.
2	Ground	Studio Accommodation	37.44 sq m	(403 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 7th March 2018	£6,000 p.a.
3	Ground	Two Bedroom Accommodation	71.63 sq m	(771 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 28th June 2017	£7,200 p.a.
4	Ground	Two Bedroom Accommodation	79.71 sq m	(858 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 25th April 2018	£8,100 p.a.
5	Ground	Two Bedroom Accommodation	68.00 sq m	(732 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 27th October 2017 (holding over)	£7,200 p.a.
6	Ground	Studio Accommodation	34.93 sq m	(376 sq ft)	Vacant	–
7	Ground	Two Bedroom Accommodation	89.83 sq m	(967 sq ft)	Assured Shorthold Tenancy for a term of 1 year from 1st June 2017	£8,400 p.a.
8	First	Two Bedroom Accommodation	54.35 sq m	(585 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 29th June 2017 (holding over)	£7,200 p.a.
9	First	Two Bedroom Accommodation	57.97 sq m	(624 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 1st November 2017 (holding over)	£7,200 p.a.
10	First	Two Bedroom Accommodation	70.05 sq m	(754 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 24th November 2017 (holding over)	£7,020 p.a.
11	First	Two Bedroom Accommodation	75.99 sq m	(818 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 1st November 2017 (holding over)	£7,500 p.a.
12	First	Two Bedroom Accommodation	66.24 sq m	(713 sq ft)	Assured Shorthold Tenancy expiring 28th February 2018 (holding over)	£7,440 p.a.
14	First	Studio Accommodation	35.12 sq m	(378 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 24th February 2018	£5,400 p.a.
15	First	Two Bedroom Accommodation	88.35 sq m	(951 sq ft)	Assured Shorthold Tenancy expiring 24th March 2018 (holding over)	£7,800 p.a.
16	Second	Two Bedroom Accommodation	55.55 sq m	(598 sq ft)	Assured Shorthold Tenancy expiring 29th December 2017 (holding over)	£6,900 p.a.
17	Second	Two Bedroom Accommodation	60.94 sq m	(656 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 22nd December 2017	£7,800 p.a.
18	Second	Two Bedroom Accommodation	71.25 sq m	(767 sq ft)	Assured Shorthold Tenancy expiring 30th November 2017 (holding over)	£7,440 p.a.
19	Second	Two Bedroom Accommodation	75.81 sq m	(816 sq ft)	Assured Shorthold Tenancy expiring 12th April 2018 (holding over)	£7,800 p.a.
20	Second	Two Bedroom Accommodation	65.31 sq m	(703 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 20th March 2018	£6,840 p.a.
21	Second	Studio Accommodation	33.72 sq m	(363 sq ft)	Vacant	–
22	Second	Two Bedroom Accommodation	89.09 sq m	(959 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 13th April 2018	£7,200 p.a.
23	Third	Two Bedroom Accommodation	55.55 sq m	(598 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 31st January 2018	£7,200 p.a.
24	Third	Two Bedroom Accommodation	60.94 sq m	(656 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 27th January 2018	£7,740 p.a.
25	Third	Two Bedroom Accommodation	71.25 sq m	(767 sq ft)	Assured Shorthold Tenancy expiring 30th November 2017 (holding over)	£7,740 p.a.
26	Third	Two Bedroom Accommodation	75.81 sq m	(816 sq ft)	Assured Shorthold Tenancy expiring 30th November 2017 (holding over)	£7,800 p.a.
27	Third	Two Bedroom Accommodation	65.31 sq m	(703 sq ft)	Assured Shorthold Tenancy expiring 31st January 2018 (holding over)	£7,740 p.a.
28	Third	Studio Accommodation	33.72 sq m	(363 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 20th March 2018	£5,700 p.a.
29	Third	Two Bedroom Accommodation	89.09 sq m	(959 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 25th October 2017 (holding over)	£7,200 p.a.
Total			1,787.02 sq m	(19,236 sq ft)	Total	£188,160 pa

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

