

Dudley

29/30 High Street

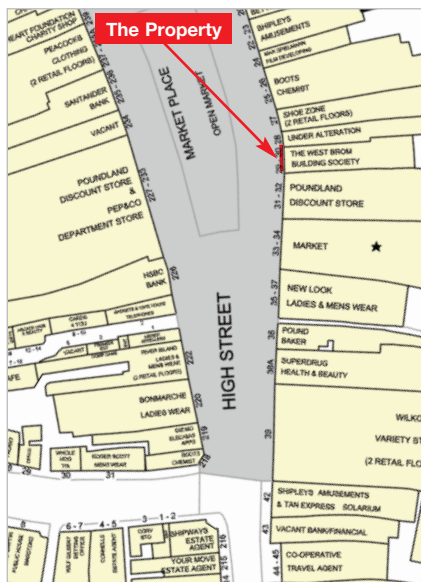
West Midlands

DY1 1PJ

- Freehold Shop Investment plus Vacant Upper Floors
- Shop let to West Bromwich Building Society until 2026 (1)
- Well located on pedestrianised High Street
- Vacant first and second floors with potential for conversion to residential (2)
- No business rates on upper floors
- Close to Boots, Poundland (adjacent) and New Look
- Total Current Rents Reserved

£37,500 pa
plus vacant uppers

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Dudley is a strategic town in the densely populated West Midlands conurbation and is approximately 10 miles west of Birmingham city centre. It lies within the Dudley Metropolitan Borough and is recognised as its administrative centre. The town is well located for access to the national motorway network, with Junction 2 of the M5 Motorway lying 4 miles to the south-east, via the A4123. Plans are approved for a new Metro Station connecting Dudley to Birmingham city centre.

The property is situated on the south side of the pedestrianised section of High Street, between its junctions with Union Street and Castle Street.

Occupiers close by include Poundland (adjacent), Shoe Zone, Boots, New Look, Santander, Wilkinson's, Peacocks, HSBC and Card Factory, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with vacant first and second floors which are not presently accessible and do not incur business rates. There is parking for some two cars to the rear of the property.

Planning (2)

The first and second floors have potential for conversion to residential. There was historic planning permission dated 21st December 2011 for conversion to three flats and a studio (Ref: P11/1198). All enquiries www.dudley.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 21st November. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 43 Dudley**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
29-30	West Bromwich Building Society (3)	Gross Frontage 6.80 m (22' 4") Net Frontage 5.90 m (19' 4") Shop Depth 31.70 m (104' 0") Built Depth 32.00 m (104' 11") Ground Floor 201 sq m (2,164 sq ft)	15 years from 26.10.2011 (1) Effectively FR & I by way of service charge	£37,500 p.a.	Rent Review 2021
29-30	Vacant	First Floor 85.90 sq m (925 sq ft) Second Floor 97.20 sq m (1,046 sq ft) Sub-Total (2) 183.10 sq m (1,971 sq ft)	-	-	-

(1) The tenant did not exercise the 2016 break clause. There is a further tenant's break clause at the end of the 10th year.

(2) Not inspected by Allsop. Floor areas sourced from www.voa.gov.uk

(3) West Bromwich Building Society is the 7th largest building society in the UK, with over 165 years of experience and around 460,000 members. For the year ended 31st March 2018, West Bromwich Building Society reported a total income of £68.6m, a pre-tax profit of £5.7m and total equity attributable to members of £494.8m. (Source: www.westbrom.co.uk)

Total £37,500 p.a.

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

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