

Wall Heath, Units 5&6 Albion Parade DY6 0NP

Double Retail Unit – FOR SALE



LOCATION

The property sits in a commercial / retail neighbourhood parade within the Wall Heath area of Kingswinford, near Stourbridge, adjacent to the Enville Road, High Street, Dudley Road (B4175) junction. Stourbridge town centre is approximately 3.5 miles to the south. Dudley town centre is approximately 5.5 miles to the east.

DESCRIPTION

The premises comprises a double unit ground floor lock-up shop located within a neighbourhood shopping centre with other occupiers including Coop Food, Boots, Astons Butchers, The Village Bakery and Alam International Restaurant. The units are interconnected and each has shop front with pedestrian door access as well as rear access to the service yard. The units have most recently been used as a commercial kitchen for a catering company and can be adapted to alternative uses.

The two connected units are available as a single sale. Mains gas is connected.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Total	136 sq m	1,464 sq ft
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TENURE

The property is available For Sale. We understand the property is freehold.

PRICE

Offer in the region of £225,000 are invited.

SERVICE CHARGE

A Service Charge applies to cover the maintenance of common areas and is currently £625.00 plus VAT per annum for the double unit.

BUSINESS RATES

The Rateable Value will require separate assessment upon completion of the sale.

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

Contact agent for details

VAT

VAT is not payable on the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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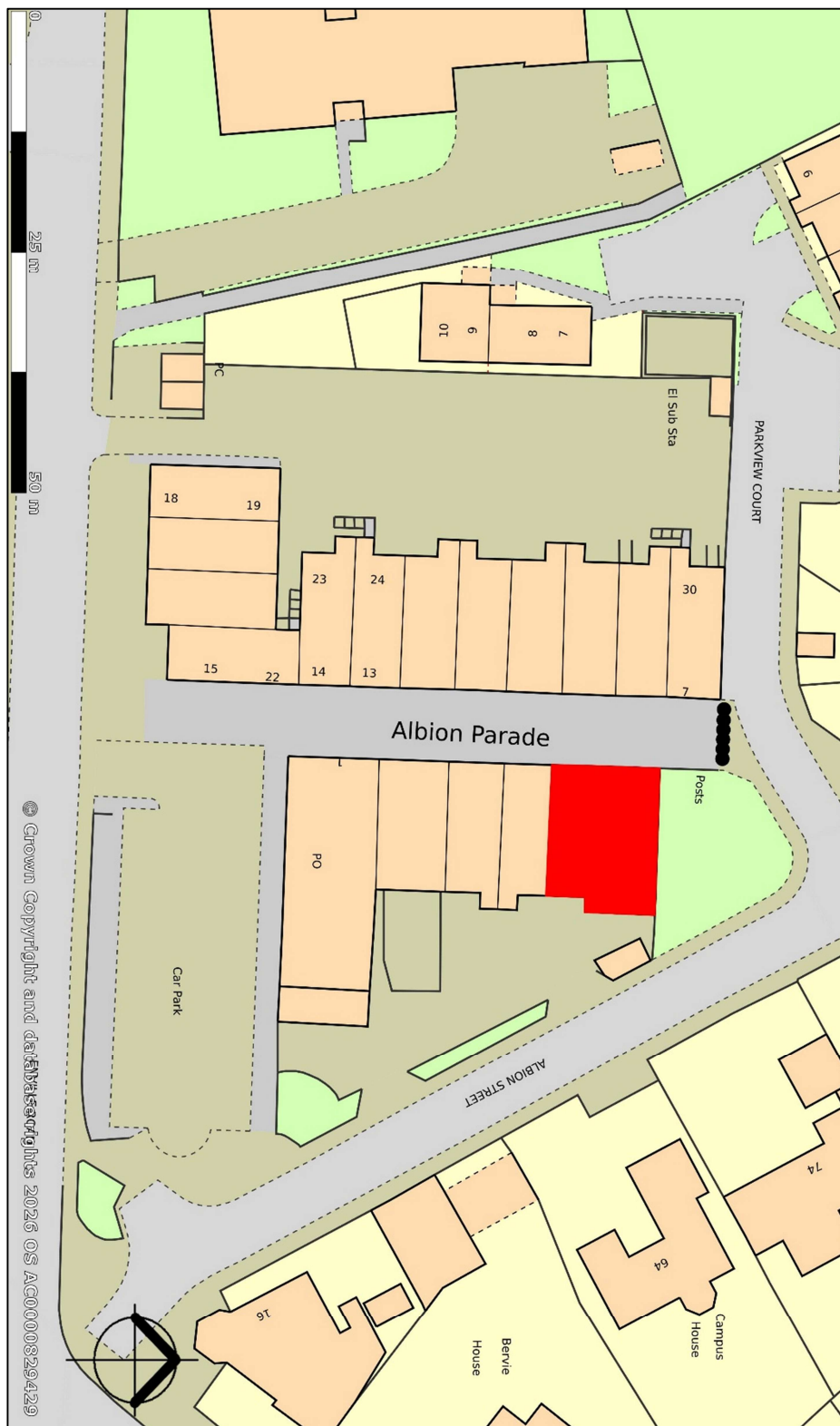
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