

FOR SALE



**96 KING STREET
DUDLEY
WEST MIDLANDS
DY1 1PR**

- ❖ **TOWN CENTRE OFFICES**
- ❖ **EASY ACCESS TO DUNCAN EDWARDS WAY**
- ❖ **ALTERNATIVE RESIDENTIAL POTENTIAL – SUBJECT TO PLANNING**

LOCATION

The property is located in King Street, Dudley, West Midlands, a short walking distance from the central retailing area and Market Place. Public transport links are also within easy walking distance.

Dudley is the administrative centre of the Metropolitan borough and is located approximately 8 miles west of Birmingham City Centre and 9 miles south of Wolverhampton City Centre.

Regulated by RICS

**JOHN
EMMS**
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Tel : 01384 257284

96 KING STREET, DUDLEY/continued...

DESCRIPTION

The internal accommodation comprises a self contained 2 storey office building with solid floors, suspended ceilings to ground floor, Cat II lighting, electric radiator heating, electrically operated security shutter to ground floor front elevation.

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR</u>		
<u>Front Office</u>	227	21.1
<u>Store Room</u> (off)	<u>67</u>	<u>6.2</u>
Stairs to:-	294 Sq.Ft.	27.2 Sq.M.
<u>FIRST FLOOR</u>		
<u>Main Office</u> – with secondary glazing	197	18.3
<u>Tea Making Area</u> with fitted unit and stainless steel bowl.	<u>15</u>	<u>1.4</u>
	212	19.7
<u>TOILET</u> with low level W.C.		
<u>Net Internal Area</u>	<u>506 Sq.Ft.</u>	<u>46.9 Sq.M.</u>

SERVICES

Mains electricity, water, drainage are available to the property. We have not checked the efficacy nor the capacity of the services installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

2023 RATEABLE **VALUE**

£2,325.

TERMS

The property is available freehold with vacant possession.

Purchase Price: £149,950.00 (One Hundred & Forty Nine Thousand Nine Hundred & Fifty Pounds)

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FIXTURES & FITTINGS

The property has fully fitted carpets, UPVC double glazed windows and/or secondary glazing, Cat II lighting, fitted unit and stainless steel bowl. Electric radiators. Electrically operated security shutter. All other items are expressly excluded.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We are advised VAT is not applicable to this transaction.

EPC

E Rated

VIEWING

By strict appointment with the Sole Agents :

John Emms Commercial Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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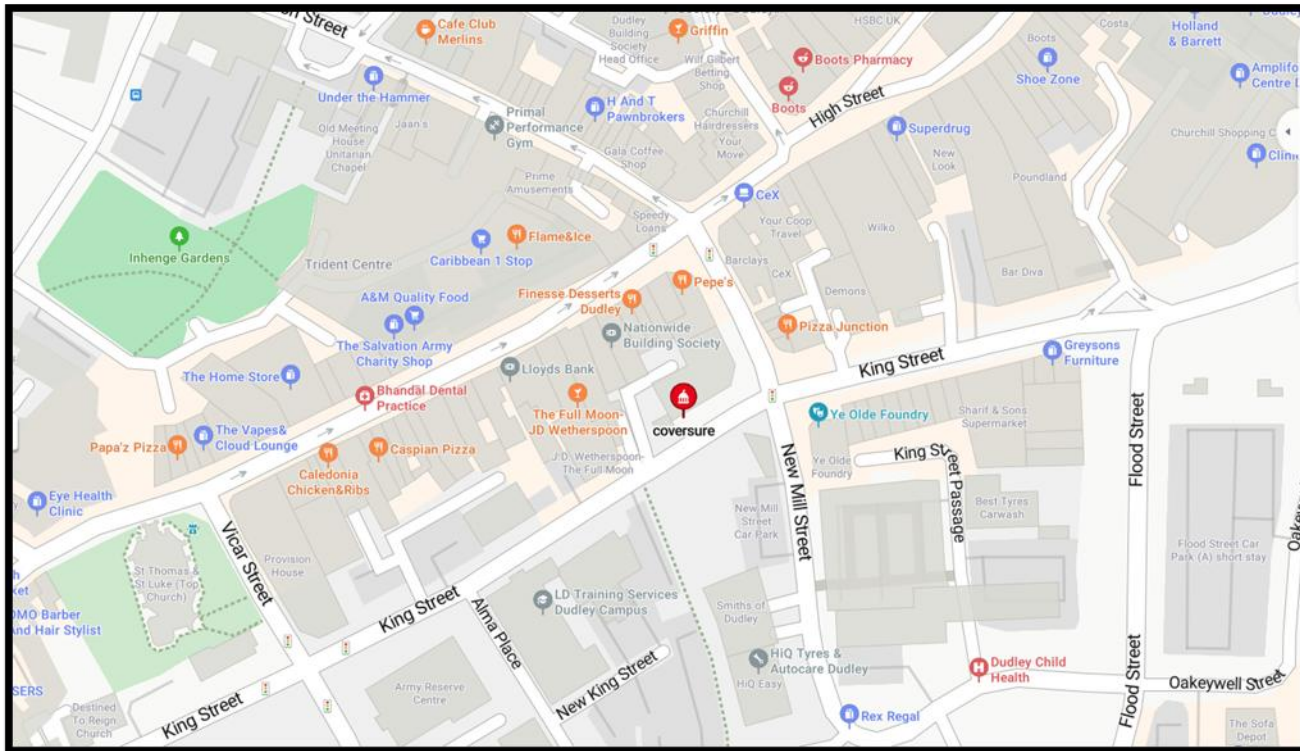
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