

# FOR SALE

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RETAIL INVESTMENT IN POPULAR RESIDENTIAL SUBURB



UNITS 1-4  
12 BUSH ROAD  
NETHERTON  
WEST MIDLANDS  
DY2 0BH

TSR

TOWLER SHAW ROBERTS

## KEY FEATURES

- Prominent commercial investment
- Situated within popular Residential suburb
- Total Net Internal Floor Area: 3,917 sqft (363.9 sqm)
- Public car parking nearby
- Comprises of 4 Retail units
- Currently generating **£38,200.00** per annum
- **Investment sale seeking offers in the region of £380,000.00**



Scale: Not to Scale

for Reference Purposes Only

## DESCRIPTION

There are four retail units, two of which are currently on occupational leases and producing an annual income of **£38,200.00**.

## SITUATION

The site is situated amongst a popular residential suburb with Merry Hill Shopping Centre approx. 1.5 miles to the west. The surrounding area consists of a mix of residential dwellings with local schools, parks and varying retail premises.

The units are well presented and are facilitated by local bus services connecting Netherton with neighbouring areas and Dudley Town Centre. Major road networks nearby, such as the A4036, provide access to other parts of Dudley and the wider West Midlands region.

## ACCOMMODATION

The property provides the following Net Internal Floor Areas:

	<u>Sq. Ft.</u>	<u>Sq. M</u>
Unit 1	1,004	93.3
Unit 2	1,917	178.1
Unit 3	436	40.5
Unit 4	560	52.1
<b><u>Total Net Internal Floor Area</u></b>	<b><u>3,917</u></b>	<b><u>364</u></b>

## TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing occupational leases.

## TENANCIES

The property is occupied on three occupational tenancies as follows;

Unit 1 – Let to K. J. Singh on a tenants full repairing and insuring basis for a term of 21 years from 10<sup>th</sup> February 2023. The current rent is £15,000.00 per annum, exclusive of occupational outgoings.

Unit 2 & 3 – Let to Amarjit Kaur Virdee on a tenants full repairing and insuring basis for a term of 15 years from 10<sup>th</sup> August 2010. The current rent is £18,000.00 per annum, exclusive of occupational outgoings.

Unit 4 – Let to K & J Parts Ltd on a tenants full repairing and insuring basis for a term of 3 years, which expired 28<sup>th</sup> February 2023. The rent payable is £5,200.00 per annum, exclusive of occupational outgoings.

## PRICE

Offers are invited in the region of **£380,000.00** for the Freehold tenure.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office Agency and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

## SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING (AML)

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## VIEWING

Strictly by appointment with the sole Letting Agents:

**Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA**

Tel: 01902 421216

Email: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)

July 2023

### **Consumer Protection from Unfair Trading Regulations 2008**

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”