

TO LET / FOR SALE

PROMINENT COMMERCIAL PROPERTY SITUATED WITHIN SEDGLEY TOWN CENTRE



7 BILSTON STREET

SEDGLEY

DUDLEY

WEST MIDLANDS

DY3 1JA

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is located on the prominent retail Bilston Street in Sedgley. The surrounding area includes a mix of national and local retailers including, Iceland, Wetherspoons and Subway.

The area boasts several public car parks as well as having excellent public transport links to the surrounding areas, including Wolverhampton City Centre approx. 3.4 miles to the north.

DESCRIPTION

The property comprises of a ground floor retail unit approx. 1,220 sqft (113.3 sqm) which has recently been refurbished, ready for occupation suitable for a variety of uses.

Access to the flat is via a separate access.

ACCOMMODATION

	Sqft	Sqm
Retail Unit	1,220	113.3

SERVICES

We understand that mains water, gas, drainage and electricity are connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

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.

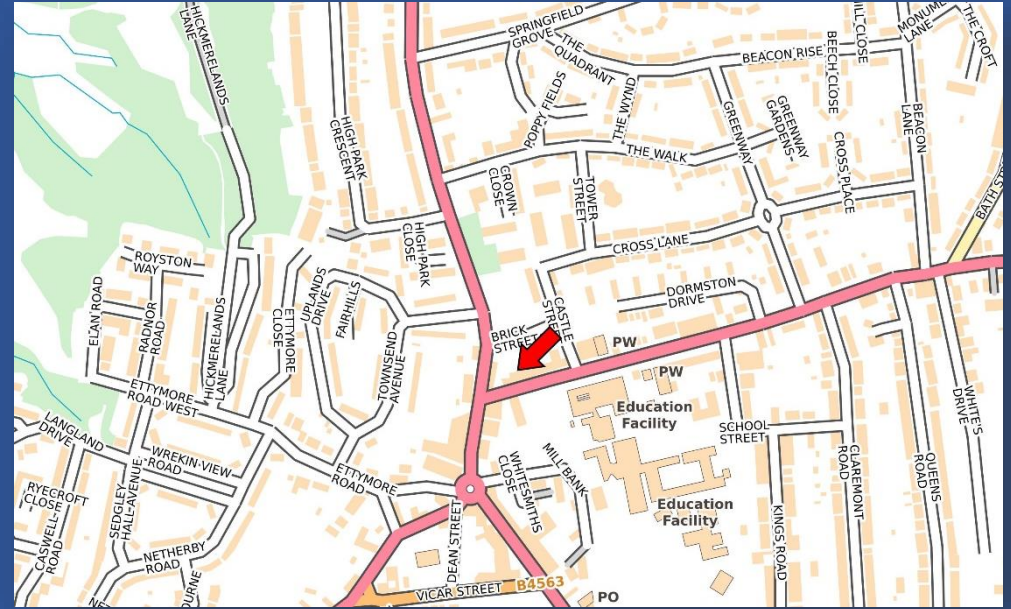
TENURE

The leasehold for the retail unit is available on a new lease for a term of years to be agreed.

Alternatively, the freehold of the property is available.

VAT

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



PRICE

Freehold Price: Price on Application

Rent (retail unit): £15,000 per annum exclusive

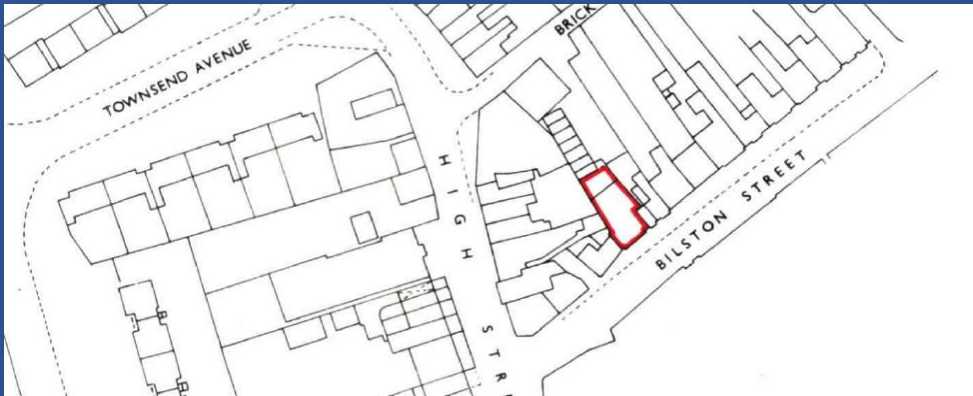
Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.



VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

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

Tel: 01902 421216

Dated: March 2024

Important Notice

"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."