

59-60 Tower Street, Dudley, West Midlands, DY1 1NG



**FOR SALE - FREEHOLD**

Town Centre - Residential Investment Opportunity  
7x 2 Bed Apartments Generating £50,400 per annum

### Location

The property is situated on Tower Street in the heart of Dudley Town Centre and within walking distance of the High Street and local amenities.

### Description

The property comprises two residential blocks comprising seven 2-bed apartments.

The front block comprises a Grade II Listed former Public House which has been converted to provide 4 large 2-bed apartments. Access can be gained from the front to access the ground floor unit and from the rear to access the upper floor levels. The original character staircase is still in and additional character features enhance the property further.

The rear block was constructed in 2018 and comprises a detached three storey building with each floor comprising its own large 2-bed apartment arranged around an open plan living/kitchen area.

Externally the property benefits from secure car parking with gated access off Tower Street.

The external area also provides a communal garden with tiered AstroTurf seating area.

### Tenancies

Each property is let on an assured shorthold tenancy at £600 PCM totalling £50,400 per annum.

Copies of the tenancies and further information are available from the agent.

### Asking Price

Offers in the region of £675,000 are sought for the freehold interest, subject to contract.

### VAT

All prices are exclusive of VAT.



### Tenure

Freehold (Title Number WM675188).

### Energy Performance Certificate (EPC)

Available from the agent upon request.

### Planning Use

We understand that the property has planning permission under use class C3.

Further planning document relating to the change of use and new build can be found under application number P16/1291.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Legal Costs

Each party are to be responsible for their own legal and surveyor's costs incurred during the transaction.

### Services

We understand that electricity and water are available within the building and that gas can be brought on to site.

The agent has not tested the suitability of the connections and recommends that all interested parties make their own investigations.

### Viewings

Strictly via the agent Siddall Jones on 0121 638 0500