



DEVELOPMENT OPPORTUNITY

9,937 SQ FT ON 0.22 ACRES

Autocycle, Kingsley Street, Dudley, DY2 0PZ

FOR SALE

- **CONVENIENT LOCATION**
- **RESI POTENTIAL STPP**
- **UNIQUE OPPORTUNITY**
- **FREEHOLD**
- **AVAILABLE IMMEDIATELY**
- **RETURN FRONTAGE**

LOCATION

The Property is conveniently located within a residential area, sitting adjacent to the Junction of Kingsley Street and Bell Road. The surrounding area comprises of predominantly residential uses.

Transport links are good with Merry Hill (A4036), 1 mile to the west and Duncan Edwards Way (A461) 1 mile to the north. Junction 2 of the M5 motorway is approximately 4 miles to the east.

DESCRIPTION

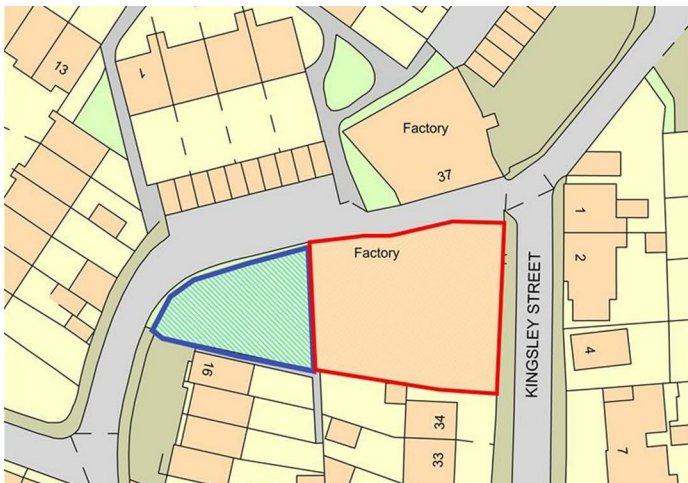
The Property comprises a pair of two storey commercial units, which have subsequently been linked with an extension.

The Property predominantly is of traditional solid brick construction with the roofs being a mixture of pitched slate and corrugated asbestos cement sheeting to the majority with flat roofs to part.

Internally, the Property is configured as a mixture of Workshop, Offices and Storage. Loading access is off Kingsley Street to the front elevation with separate personnel doors either side.

The Gross Internal Area (GIA) to the Property extends to approximately 9,937 sq ft (924 sq m).

Externally, there is an unsurfaced area to the rear. The Total Site Area extends to circa 0.22 acres (0.90 hectares).



TENURE

Freehold

ASKING PRICE

Offers over £350,000.

RATEABLE VALUE

£26,000

EPC

TBC

SERVICES

All mains services are available.

LEGAL FEES

Each party to pay their own costs.

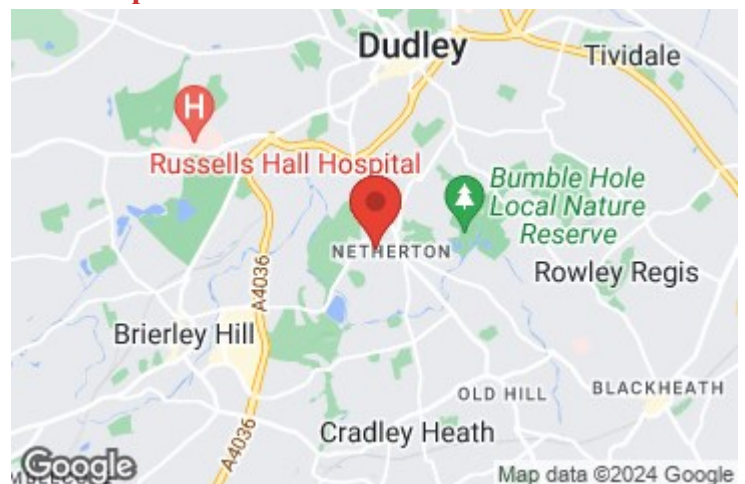
ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

VIEWING

Strictly by appointment with our Reception on 01527 584242.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.