



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

58 Tower Street
Dudley

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



58 Tower Street, Dudley, West Midlands, DY1 1ND

Description:

The property comprises a double fronted mid terraced office building which has been used as consulting rooms with ground floor display windows. Accommodation is arranged over 3 floors and there is a rear single-storey projection.

There are 2 separate front doors and a flexible layout having been divided into office/ consulting rooms. Previously occupied as a chiropodist, hearing aid centre and acupuncturist. The building is now in need of repair and refurbishment.

At the rear of the building is a right of way and shared area for emergency access with adjoining buildings.

Location:

The property is located within Dudley Town Centre in Tower Street, just out of the main retail area which is centred around the Market Place and High Street. The property is located close to the Fountain Arcade and close to Stone Square. It adjoins other commercial use and some residential. Dudley Castle is visible from Tower Street itself.

Accommodation

Ground Floor

Hallway	-
Room 1 (front left hand side)	107sqft (9.95sqm)
Cellar	-
Kitchenette	46sqft (4.25sqm)
Ladies WC and Gents WC	-
Office (Rear)	77sqft (7.15sqm)
Room 2 (front right hand side with its own front door)	218sqft (20.25sqm)
WC	-
Kitchen/Consulting room	106sqft (9.88sqm)
Ground Floor Total NIA	554sqft (51sqm)

First Floor

Room 1 (front left hand side)	146sqft (13.55sqm)
Room 2 (right hand side through)	153sqft (14.19sqm)
First Floor Total NIA	299sqft (28sqm)

Second Floor

Room 1 (front left hand side)	178sqft (16.56sqm)
Room 2 (front right hand side)	163sqft (15.16sqm)
Second Floor Total NIA	341sqft (32sqm)

The total Net Internal floor Area of the building is approximately 1194sqft (111sqm).



Services:

The property is connected to mains services, electricity, water and drainage. There is no gas. Heating is by way of electric panel heaters.

Rateable values in the 2023 rating list:

- Chiropodist ground floor- £2125
- Hearing Aid Service ground floor- £1500
- Room 1 first floor- £950
- Room 2 first floor- £1050
- Second floor- £750

Planning:

The property is located within the Dudley Town Centre Conservation Area. From initial enquiries it appears the property is not statutorily listed or locally listed as some properties within the immediate vicinity are.

In terms of planning use the previous use would fall within the current use classes order, class E-commercial, business and service which cover the previous uses of retail A1, A2, A3, B1 & D1.

Price guide:

£120,000 to £130,000 plus fees

Tenure:

Property is Freehold

EPC:

Energy rating C







The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes**.