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4 Louise Street
Gornal Wood, Dudley

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4 Louise Street, Gornal Wood, Dudley, DY3 2UB

Description

Freehold Professional office/shop premises located within the heart of Gornal Wood, a thriving neighbourhood shopping centre on the western side of Dudley and close to South Staffordshire.

Location

Located between Dudley and Himley with ease of commuting to the West Midlands Conurbation, motorway network and the A449 Wolverhampton to Kidderminster Road.

There is a Post Office, Sainsburys Local, Spar supermarket, Co-op pharmacy, Dudley Building Society, Veterinary surgery and a good range of local traders. Also a new Aldi supermarket is in the course of construction.

The property has been occupied for many years by respected law firm M.R. Timms & Co .



Accommodation

Ground Floor

Main office/retail space, formally 2 rooms. 257 sq. ft. (23.9 sq. m)

With access to barrel vaulted cellar and staircase to first floor.

There is a rear hallway which leads to

A rear private office 171 sq. ft. (15.9 sq. m)

Together with small kitchen 31 sq. ft. (2.9 sq. m)

With sink unit, wall cupboard and separate ladies and gents wcs with wash basins.

First Floor

At first floor level there is a landing

Room 1 (Front) 155 sq. ft. (14.4 sq. m)

Room 2 (Rear) 97 sq. ft (9.0 sq. m)

Total net internal area 711 sq. ft. (66.1 sq. m)

The property offers scope for updating.

Planning use – under the current updated Planning Use Classes Order the property is a class E use – commercial, business and service.

Rateable value

£5,100 effective from 1st April 2023. (It is possible an occupier may benefit from small business rate relief).



Tenure - Freehold

The property is available to purchase

Construction – conventional brick work with slate roof and flat roofed rear projection

Services – All mains services connected. The property benefits from gas fired central heating with radiators.

Broadband and mobile availability - <https://checker.ofcom.org.uk>
The Lee Shaw Partnership Commercial Department

commercial@leeshaw.com

www.leeshaw.com

01562 888111

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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





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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.