



The
LEE, SHAW
Partnership

13 Bilston Street
Sedgley, DY3 1JA

13 BILSTON STREET

Description

A desirable freehold commercial, investment property in Sedgley in a busy position. Property comprises a two-storey building and operated by the tenant a hair and beauty clinic. Construction is of brickwork part rendered with pitched clay tile roof and potential to extend at the rear subject to planning consent.

Location

The property fronts Bilston Street in a busy retail and commercial location. Directly opposite is a newly opened Aldi supermarket footfall, Sedgley is located between Dudley and Wolverhampton and between Wombourne and Tipton. There is a surrounding residential catchment and there are good road links to Wolverhampton and Birmingham and train stations at Tipton and Wolverhampton.

Accommodation

Ground floor

Double fronted unit comprises shop front with reception area 10.43sqm (112 sqft)
Treatment room 1 9.57 sqm (103 sqft)
Treatment room 2 9.70 sqm (104 sqft)
Staff room/ kitchenette 8.54 sqm (92 sqft) plus WC and wash basin

First Floor

At first floor level the floor space has been partitioned to create a further treatment room, tanning room with tanning booth and office/ store 28.12 sqm (302 sqft)



ADDITIONAL INFORMATION



Lease Terms

The property is currently let on a 6 year lease from 1st February 2004 at a passing rent of £5,700 per annum (£475 pcm). The tenant is holding over on the lease.

Repairs

Landlord is responsible for roof, walls and spouting.

Tenant is responsible for all other internal and external repairs including decoration, doors and windows.

Rateable value

£5,000 as at 1st April 2026

Tenure – Freehold

EPC- D

The property is in a block with number 9-27 Bilston Street which are grade II listed.

Services – All mains services connected.

The property benefits from gas fired central heating

Broadband and mobile availability -

<https://checker.ofcom.org.uk>

The Lee Shaw Partnership Commercial
Department commercial@leeshaw.com

www.leeshaw.com

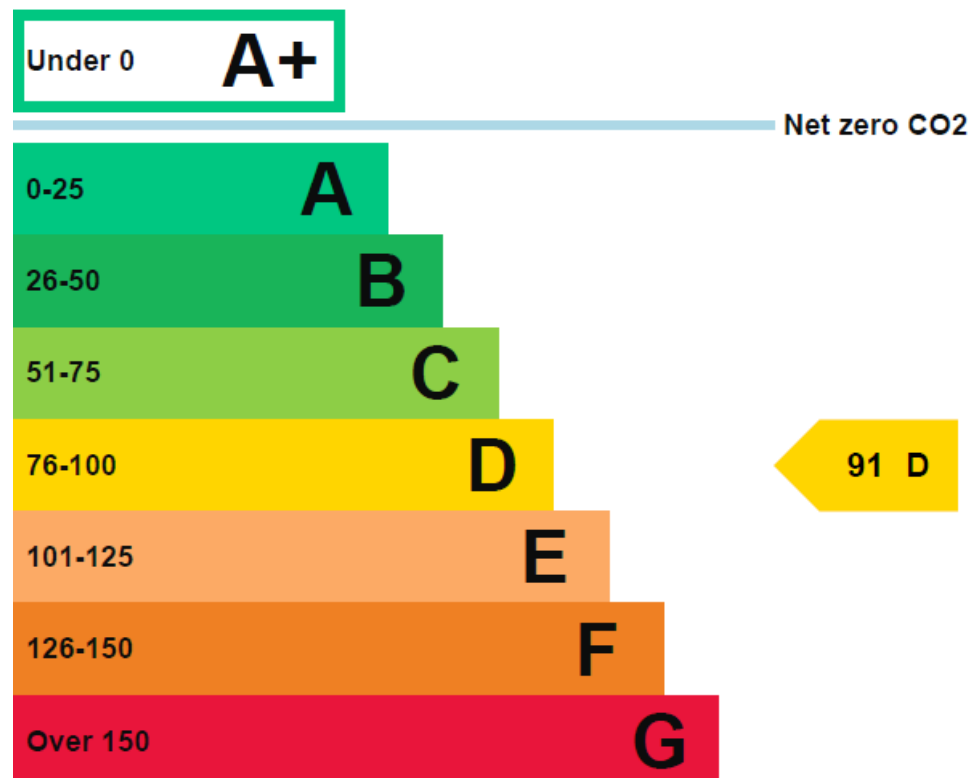
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13 Bilston Street SEDGLEY DY3 1JA	Energy rating D	Valid until: 13 July 2036
		Certificate number: 0113-0574-7446-1340-6934

Property type	Retail/Financial and Professional Services
Total floor area	86 square metres



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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://nigroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf For 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 nonrefundable 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.