



The
LEE, SHAW
Partnership

15 & 17 Bilston Street
Sedgley, DY3 1JA

15 BILSTON STREET

Description

These two desirable Freehold commercial investment properties are included within the same Title and currently let to the same Tenant, which trades as a Dog Grooming business.

The property comprises two storey lock up shop units constructed of brickwork, part rendered with a mixture of clay tile and interlocking concrete tiles roofs.

Location

The property fronts Bilston Street in a busy retail and commercial location. Directly opposite is a newly opened Aldi Supermarket which generates good 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

15 Bilston Street

Ground Floor

Retail sales area 14.43sqm (155sqft)

Leading to store room with staircase to first floor and access to cellar 10.57sqm (113sqft)

Rear extension providing further storage 6.23sqm (67sqft) with kitchenette area comprising sink and separate wc.

First Floor

Room 1

Front 12.40sqm (133sqft)

Room 2

Rear 10.6sqm (114sqft)

The first floor is in need of refurbishment in particular





Rateable value

15 Bilston Street £2,500 as at 1st April 2026

17 Bilston Street £3,050 as at 1st April 2026

Tenure – Freehold

EPC -

Additional information:

The property is in a block with numbers 9-27 Bilston Street which are Grade II listed

Services – Mains services for water, electricity and drainage

No Gas

Broadband and mobile availability - <https://checker.ofcom.org.uk>

The Lee Shaw Partnership Commercial Department

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17 BILSTON STREET

Ground Floor

Retail sales area 17.77sqm (191sqft)

Store with staircase to first floor

Store room 10.7sqm (115sqft)

Rear grooming Parlour 18.07sqm (195sqft) plus separate wc

First Floor

Room 1

Front 14.30sqm (154sqft)

Room 2

Rear 12.02sqm (129sqft)

First floor in need of refurbishment

There is potential to extend the properties at the rear subject to planning consent.

Lease Terms

Both properties are let to the same Tenant.

Number 15 is let from 1st January 2021 to 31st December 2023 at £250 per calendar month (£3000 per annum)

Number 17 is let on the same basis but the rent is £400 per calendar month (£4800 per annum)

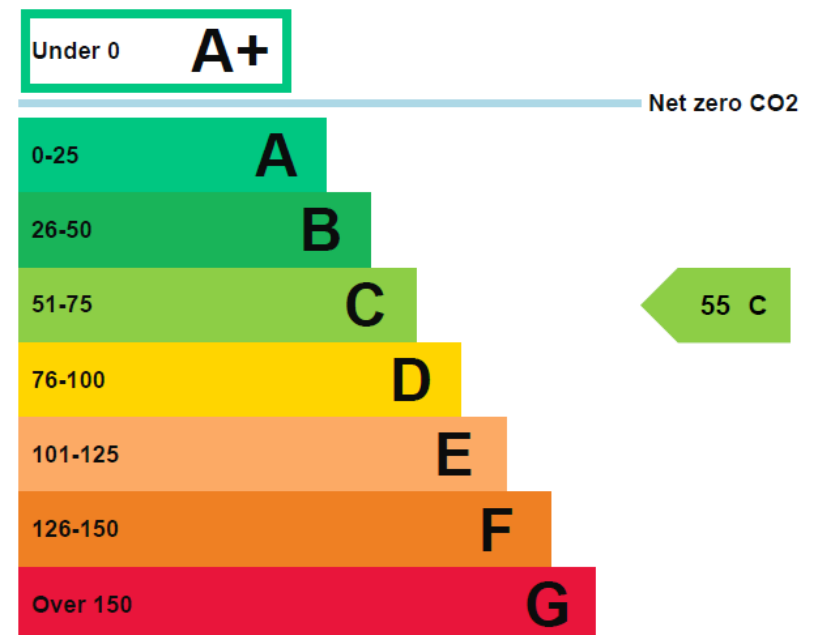
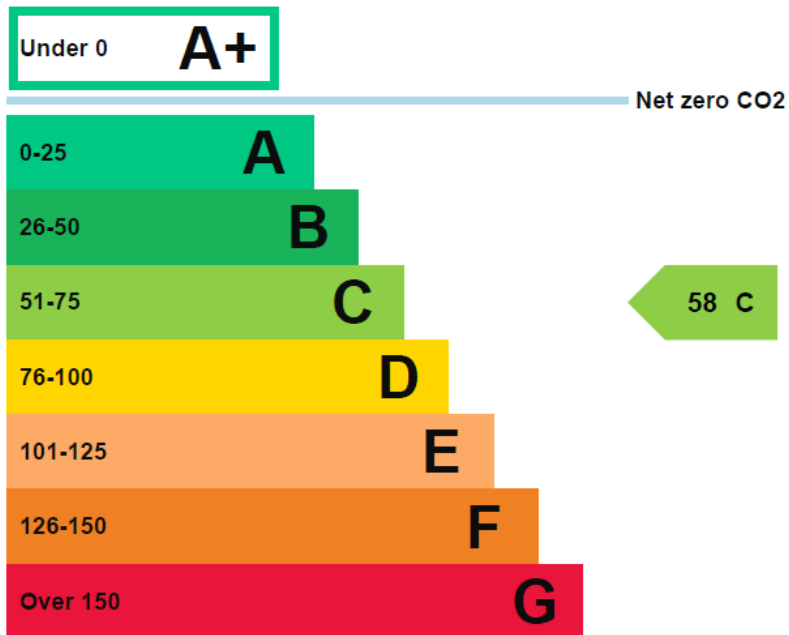
The tenant is holding over on both leases.

Repairs

Landlord is responsible for roof, walls and spouting.

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





Selling Agents: The Lee, Shaw PARTNERSHIP

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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, 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.