

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position adjacent to **Argos**, opposite a **Premier Convenience Store** and amongst other such multiples as the **Salvation Army, Lloyds Bank** and a **Post Office**, being just a short walk of the Trident Shopping Centre and further multiples that can be found along the pedestrianised High Street.

Dudley is a busy market town situated approximately 6 miles south-east of Wolverhampton and 9 miles north-west of Birmingham with easy access to the M5 (Junction 2).

PROPERTY

A substantial deep terraced building comprising a **Former Department Store** planned on Ground, Basement and two Upper Floors. In addition, there is vehicular access to the rear for unloading.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

**Vacant 12,418 sq ft
Former Department Store**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	43'8"
Internal Width	41'8"
Built Depth	125'0"
Sales Area	Approx. 1,325 sq ft

Raised Ground Floor Sales Area Approx. 2,968 sq ft

Raised First Floor Sales Area Approx. 2,865 sq ft

First Floor Storage Area Approx. 1,140 sq ft

Second Floor Storage Area Approx. 1,220 sq ft

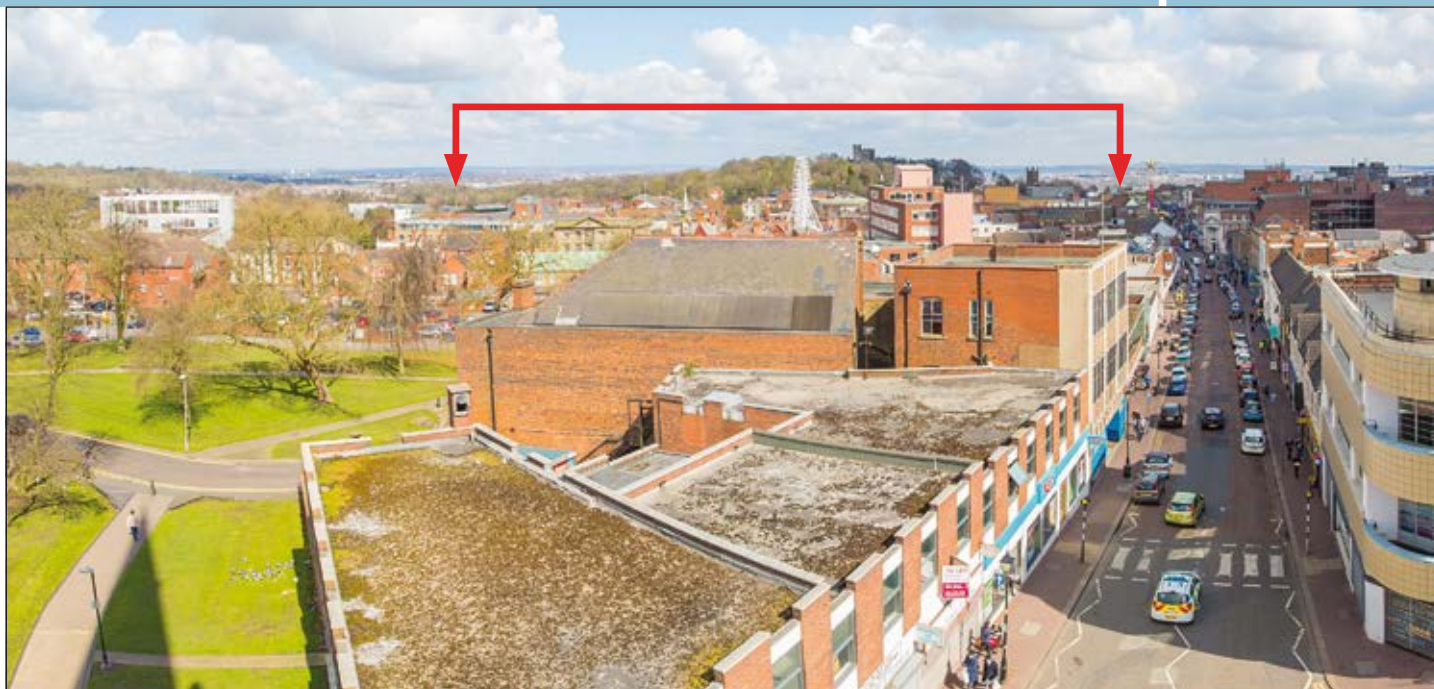
Basement Area Approx. 2,900 sq ft

Total Area **Approx. 12,418 sq ft**

¹Areas provided by Vendor.

Note 1: The property has been removed from the Rating List, therefore no Business Rates are currently payable.

Note 2: Plans and drawings have been produced highlighting the possibility of a conversion comprising of retail, residential (6 units) and office space as well as a potential conversion to student accommodation (30 units), subject to obtaining the necessary consents - Plans and drawings available from the Auctioneers.



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £750 (including VAT) upon exchange of contracts