

INVESTMENT WITH FUTURE REDEVELOPMENT POTENTIAL

57 THE BROADWAY, DUDLEY DY1 4AP

£355,000 (no VAT)

GrayPoint
COMMERCIAL PROPERTY ADVISORS

Contact Mike Gray
020 3952 7345
07786 335 974



VIEWING & FURTHER INFORMATION

Mike Gray MRICS
020 3952 7345 / 07786 335 974
mike.gray@gray-point.com
www.gray-point.com

- DEMISED CAR PARKING FOR AT LEAST 3 CARS
- DETACHED 2-STOREY 3 BED PROPERTY WITH GARAGE
- GOOD SIZED REAR GARDEN
- CLOSE TO M5 AND M6 MOTORWAYS
- LEASE WITH NATIONAL CHARITY UNTIL OCT 2023 (CONTRACTED OUT OF L&T ACT)
- REDEVELOPMENT POTENTIAL (PREVIOUS USE BEING RESIDENTIAL)
- SITE 0.04 HECTARES OR (0.11 ACRES)

Gray Point Commercial Property Advisors
70 London Road
Twickenham
TW1 3QS

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LOCATION

The property is situated in an attractive residential area of Dudley, opposite Dudley College. It is a short 4 minute walk into Dudley town centre.

The property fronts The Broadway in a predominantly residential location along this road with Priory Park to the north, opposite the site. Dudley Castle and Dudley Zoological Gardens to the east and further open space to the south.

DESCRIPTION

The property comprises of a two-storey detached 3-bedroom house with garden / drive and rear garden plus a garage.

Presently used as an office for a charity however subject to change of use, it could be used as a residential property again.

ACCOMMODATION

Ground Floor	989.21 sq. ft	(91.9 sq. m) approx.
First Floor	850.35 sq. ft	(79.0 sq. m) approx.
Total	1839.56 sq. ft	(170.9 sq. m) approx

ENERGY PERFORMANCE RATING

Rating: D (86) – a copy of the certificate is available on request.

SALE TENURE

Freehold Sale

BUSINESS RATES

Rateable Value £8,900

All interested parties can verify this information by making their own enquiries with the Valuation Office.

LEASE TERMS

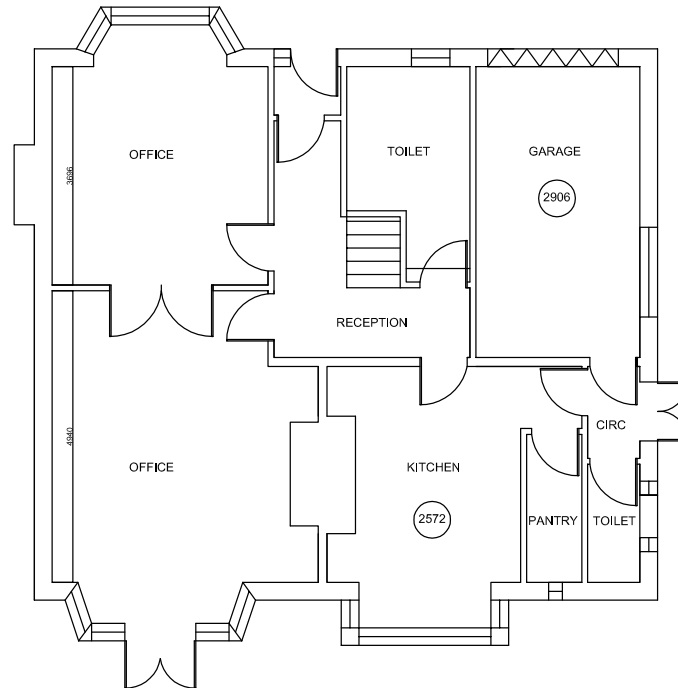
Tenant:	Victim Support
Term:	5 years from 29 October 2018 expires 28 October 2023
Break:	Rolling tenant break with 6 months' notice
Rent:	£12,000 per annum
Rent Review:	Open market rent review 28 October 2021
Lease:	Contracted out of the Landlord and Tenant Act 1954 (Tenant has no right to renew)
Repair:	Full repairing and insuring

LEGAL COSTS

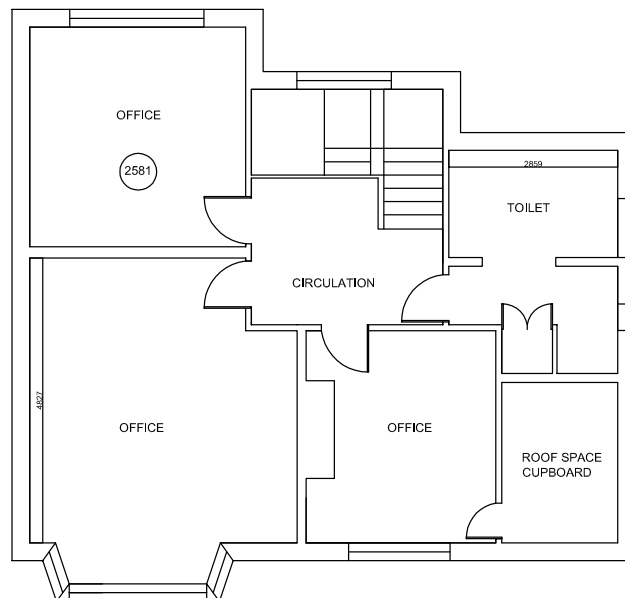
Each party to cover their own legal costs.

Subject to contract 12th January 2021 www.gray-point.com

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Ground Floor Area 91.9 m² (989.21 sq. ft)



First Floor Area 79.0 m² (850.35 sq. ft)

Total Floor Area 170.9 m² (1839.56 sq. ft)

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.