



34 HIGH STREET, SEDGLEY, DUDLEY, DY3 1RN

MIXED USE FOR SALE | 2,813 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

New Build Mixed-Use Building Comprising of 1 x Retail Unit and 4 x Residential Units

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- Offers in Excess of £500,000
  - Rear Car Parking
  - Newly Constructed
  - Estimated Rental of £47,100 PA
  - 4 x Residential Units
  - 1 x Retail Unit
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## DESCRIPTION

The property comprises of a three-storey building of traditional masonry construction with a pitched tiled roof over.

The building comprises of a mixed-use new build development consisting of a ground floor, double-fronted retail premises and four residential apartments at 1st and 2nd floor levels.

The retail premises is double fronted and provides open plan retail accommodation with glazed façade and pedestrian entry from the high street with kitchen, WC and ancillary space to the rear. Further benefits include roller shutter security doors and three phase electricity.

The residential accommodation is accessed via a walkway to the rear and inner stairwell providing access to the first and second floor accommodation.

There are two, one bedroom and two, two bedroom flats all of which are well appointed with modern kitchen and bathroom fittings.

The property provides an estimated rental income of £47,100 per annum, providing a gross yield of approximately 9.4% at the quoting price.

Externally there are two banked car parking spaces to the rear, accessed via Bilston Street.



## LOCATION



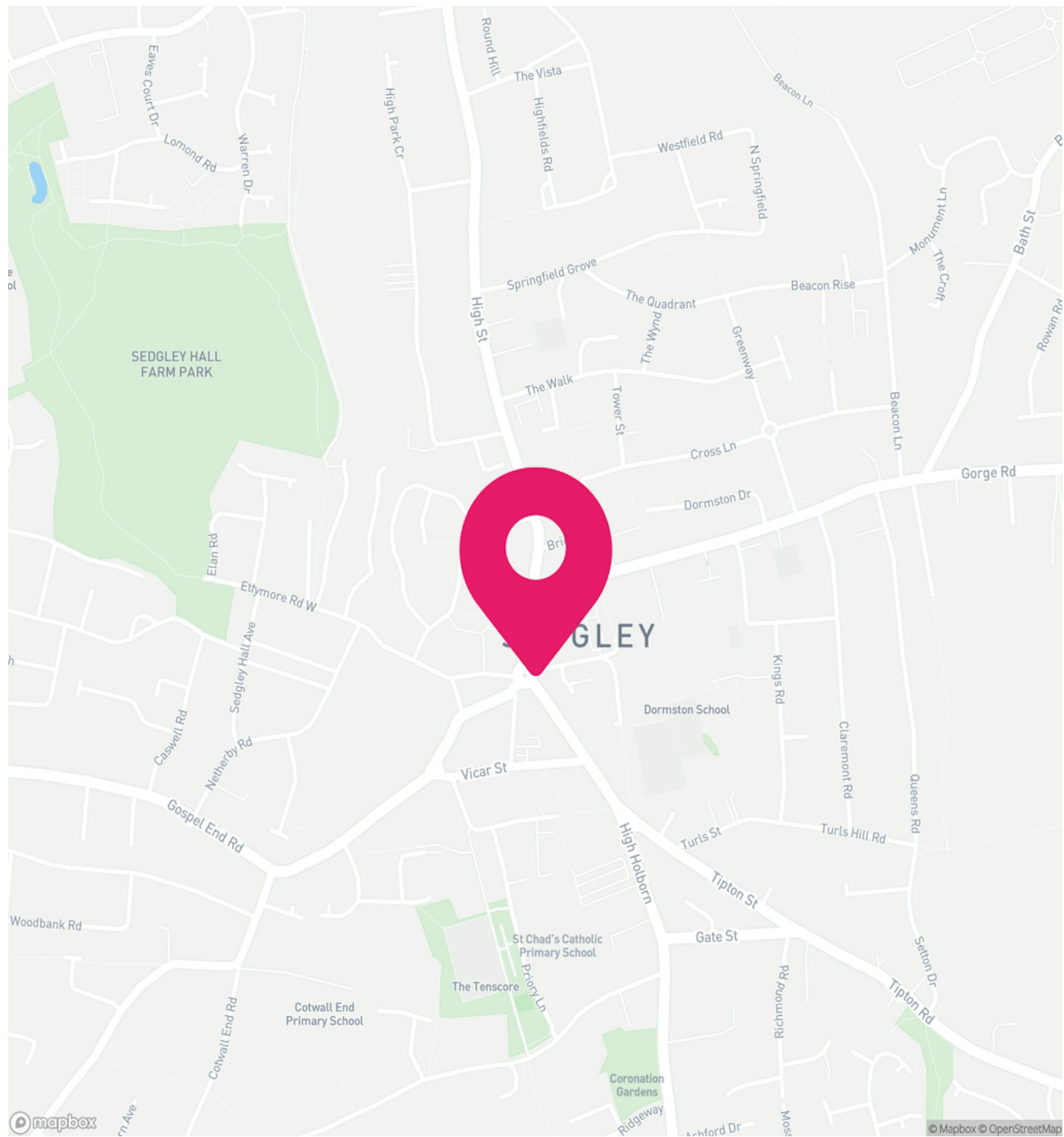
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The building is located on High Street in Sedgley, close to its intersection with Bilston Street.

Sedgley is located in the Dudley Metropolitan Borough and is located approximately 11 miles north west of Birmingham city centre.

Sedgley is located equidistant from Wolverhampton City centre and Dudley town centre, which are both located approximately 3 miles distant.

The national motorway network is located 6 miles away at junction 10 of the M42. The nearby location is a mix of residential and commercial, with local and national occupiers including a new Aldi store opposite.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	917	85.19	Available
1st - 1 Bedroom	430	39.95	Available
1st - 2 Bedroom	516	47.94	Available
2nd - 1 Bedroom	430	39.95	Available
2nd - 2 Bedroom	520	48.31	Available
<b>Total</b>	<b>2,813</b>	<b>261.34</b>	

## SERVICES

We understand that the premises benefit from mains electricity, water and foul drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## EPCS

Available upon request from the agent.

## ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide two forms of ID and proof / source of funding to satisfy Anti-Money Laundering protocols.

## SERVICE CHARGE

n/a

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in excess of £500,000

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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