

75-77 Great Bridge, Tipton, DY4 7HF



FOR SALE

Mixed Use Development Opportunity

Net Internal Area: 2,486 ft² (231.51 m²)

Location

The premises are prominently located with frontage to Great Bridge Street.

Great Bridge Town Centre is approximately ¼ mile to the West with the main A41 Black Country New Road approximately ½ mile to the East, providing dual carriageway access to Junction 1 of the M5 Motorway less than 3 miles distant.

Description

The property is prominently positioned on Great Bridge. It comprises a two-storey building which has a retail operator occupying the ground floor and planning permission granted for conversion of the upper floor into 2 x two-bedroom flats.

The flats which will be accessed from an existing stairwell located through a pedestrian access door to the fore.

Planning permission granted under permitted development reference: PD/20/01603

The existing ground floor occupier has been in occupation for some time and is currently rolling over at a passing rental of £13,000 per annum.

Accommodation

Ground Floor	1,256 ft2 (116.97 M2)
First Floor	1,230 ft2 (114.54 M2)
Total	2,486 ft2 (231.51 M2)

Tenure / Price

We are inviting offers in the region of £270,000 for the valuable freehold interest.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Rateable Value

Ground Floor - £12,500
First Floor - £5,000

The first-floor demise benefits from small business rates relief.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We understand that the property benefits from all main connections on, or adjacent to, the subject premises.

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

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500

