

Wakeman

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2-4 HIGH STREET SEDGLEY
DUDLEY DY3 1RW



PRICE £145,000

team



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The UK's number one property website

LOCATION

The premises occupy a prominent position close to the shopping centre of Sedgley which as a wide variety of uses and with access to surrounding centres.

DESCRIPTION & ACCOMMODATION

The premises comprise of a single storey building being double fronted.

The accommodation comprises as follows:

SALES AREA ONE	8.89m x 3.45m	30.67sq.m (330sq.ft)
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SALES AREA TWO	5.07m x 3.45m	17.49sq.m (188sq.ft)
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LOBBY AREA

CHILLER/REFRIGERATOR	2.7m x 1.76m	4.7sq.m (51sq.ft)
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WASH AREA	4.45m x 1.34m	5.96sq.m (64sq.ft)
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PREPARATION AREA	2.85m x 3.85m	10.97sq.m (118sq.ft)
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REFRIGERATOR	2.25m x 2.5m	5.06sq.m (54sq.ft)
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AREA	5.57m x 2m (max)	9.12sq.m (98sq.ft)
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REFRIGERATOR	2.55m x 1.65m	4.2sq.m (45sq.ft)
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DEEP FREEZER	1.6m x 3.61m	5.77sq.m (62sq.ft)
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OUTSIDE WC

There is a useful area at the rear beyond the gate suitable for parking and access is via a right of way over the driveway.

THREE STORES

WC

EPC RATING D

PLEASE NOTE ALL MEASUREMENTS ARE APPROXIMATE

SERVICES Mains, electricity, three phase, water and drainage are available - See below.

TENURE We are informed that the premises are Freehold - See below.

RATINGS The premises have a rateable value of £7,700.

VIEWING By prior appointment with Wakeman Estate Agents on 01384 459999. Our office is open 6 days a week, Monday to Friday 9.00 am till 5.30 pm and Saturdays 9.00 am till 1.00 pm.

PLEASE NOTE: Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Floor plans are not to scale and are for general guidance only.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1988

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Team Association consortium company of which it is a member and Team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Making an Offer

In order to clarify the process, all offers should be either confirmed in writing or telephoned through to the relevant office.

We will need to verify your buying position and ability to proceed, therefore if you require a mortgage we will ask to see a copy of your Mortgage Certificate. If this is not available you will be contacted by our Financial Advisor to confirm your ability to proceed, although you are not obliged to use the services of our Financial Advisor.

If you are a cash purchaser we will require proof of funds for our records.

Mortgage Advice

Totally independent mortgage advice is provided in partnership with Secure Start Mortgages. Appointments can be arranged through your local Wakeman Estate Agents office. Secure Start Mortgages offer an initial free consultation.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 91 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient