

FOR SALE



FORMER KINGDOM HALL OF JEHOVAH'S WITNESSES 77 Stourbridge Road, Dudley, DY1 2DH

- 2,494 SQ FT (231.69 M²) (Gross Internal)
- Two Storey Detached Building
- On Site Parking At The Front Of The Property
- Suitable For A Variety Of Alternative Uses, Subject To Planning
- Established D1 Consent, Permitted Uses Include Clinics, Day Nurseries, Schools
- Prominent Location On Stourbridge Road
- M5 Junction 2 Approximately 5 Miles

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- Two storey detached building in good condition and well maintained.
- Dudley town centre approximately 1.5 miles.
- Intu Merry Hill Shopping Centre approximately 1.8 miles.
- On site parking to the front of the property.
- Close To Holly Hall Academy, Sutton School, Parkhead Viaduct and Russells Hall Hospital.



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Location

The premises are located on Stourbridge Road (A4101) and situated between Dudley and Brierley Hill town centres.

The property is close to the Scotts Green Island Roundabout on the Dudley Southern by Pass.

Junction 2 of the M5 Motorway is approximately 5 miles away and Intu Merry Hill shopping centre is approximately 1.8 miles away.

The buildings location is at the heart of The Black Country and access is reasonable from the motorway, linking nearby towns and cities throughout the West Midlands region.

Description

The property comprises a self contained two storey brick constructed religious hall, with parking available to the front.

On the ground floor, the property benefits from an open plan hall area with a suspended ceiling, store room and a disabled toilet.

The first floor benefits from a kitchen, office space and store cupboard. Male and female toilets are also provided and have been fitted to a good standard.

Electricity, recessed fluorescent lighting and gas fired central heating have been provided throughout.

Accommodation

The property provides the following approximate floor areas:-

	Sq Ft	M ²
Gross Internal	2,494	231.69

Purchase Price

Offers are invited in the region of £225,000 exclusive of VAT.

Tenure

We understand that the property is freehold and will be offered with full vacant possession.

Business Rates

The property is currently exempt from business rates because the building is registered for public religious worship.

Potential purchasers are advised to check their use with the local authority.

Energy Performance Rating

In their current use as places of worship, the property is exempt from needing an EPC.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

The successful purchaser will be required to submit two forms of identity, in accordance with Anti Money Laundering regulations.

Services

We understand that mains services are available to the property, namely mains water, electricity and gas.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the sale.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

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Duncan Bedhall

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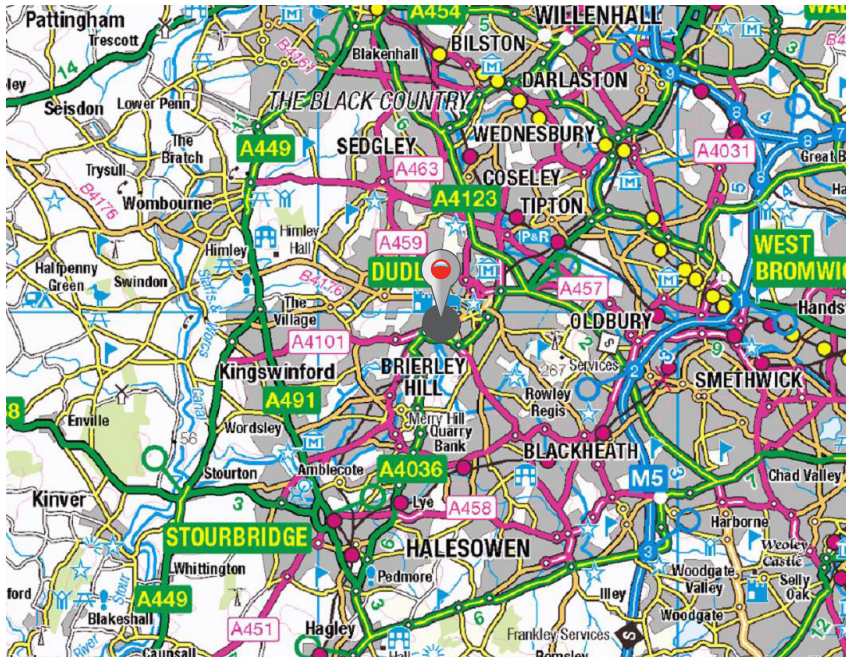
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