

# Lot 14

12 Bush Road, Dudley  
DY2 0BH

**GUIDE PRICE: £350,000**



**UNBROKEN PARADE OF LOCK UP SHOPS  
WITH DEVELOPMENT POTENTIAL**

This parade of four lock up units form a corner parade off Saltwells Road and to the north of Cradley Heath Main Line Station. The parade consists of 4 units and we believe that there is potential to add further floors to the building, subject to obtaining any necessary planning consent that may be required. The property is currently producing £29,700 in total and the property is sold with the benefit of this income. This lot will therefore be of interest to investment purchasers.

#### **ACCOMMODATION & LEASE TERMS**

Unit 1 - Let until 23/06/20 at £12,000pa  
Unit 2-3 - Let until 28/09/22 at £12,500 pa  
Unit 4 - Let at £5,200pa although we understand that this unit will shortly become vacant.  
VOA measurement:  
Unit 1 77.80m2, Unit 2 176.50 m2 Units 3 & 4 measurements to be confirmed

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Dudley Council 0300 5552246  
Rateable Value: Unit 1 £4,750, Unit 2 £6,200,  
RV for Units 3&4 to be confirmed

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN