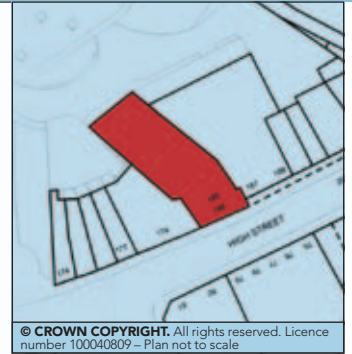


**6 WEEK COMPLETION
IN SAME GROUP OWNERSHIP FOR
APPROX 30 YEARS**



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SITUATION

Occupying a prominent trading position adjacent to **Argos** and amongst such multiples as **RBS, Salvation Army, Lloyds Bank** and **Post Office** and being a short distance from the further multiples on the pedestrianised High Street. Dudley is a busy market town situated approximately 6 miles to the south-east of Wolverhampton and 9 miles to the north-west of Birmingham with easy access to the M5 (Junction 2).

PROPERTY

A substantial deep terraced building comprising a **Former Department Store** planned on Ground, Basement and two Upper Floors. In addition there is vehicular access to the rear for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant Former
Department Store
Approx. 12,418 sq ft**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

ACCOMMODATION*

Ground Floor Shop

Gross Frontage	43'8"
Internal Width	41'8"
Built Depth	125'0"
Sales Area	Approx 1,325 sq ft
Raised Ground Floor Sales Area	Approx 2,968 sq ft
Raised First Floor Sales Area	Approx 2,865 sq ft
First Floor Storage Area	Approx 1,140 sq ft
Second Floor Storage Area	Approx 1,220 sq ft
Basement Area	Approx 2,900 sq ft

Total Area Approx 12,418 sq ft

* Not Inspected by Barnett Ross. Areas provided by Vendor.



Rear of Property

VENDOR'S SOLICITORS

A. Kellner, Esq - Tel: 01707 667 300
Email: anthony@panthersecuritiesplc.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts