



hexagonTM
commercial property



- FULL PLANNING CONSENT GRANTED FOR 14 APARTMENTS
- PLANNING APPLICATION REFERENCE P25/0968
- RARE FREEHOLD OPPORTUNITY

DEVELOPMENT

12,418 Sq Ft (1,154 Sq M)

£500,000

185-186 High Street, Dudley, DY1 1QE

TO LET



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Description

An opportunity to acquire a prominently positioned freehold development site in the heart of Dudley town centre, benefitting from full planning permission for a mixed-use residential and retail scheme.

The approved development comprises the demolition of existing buildings (within the conservation area) and the conversion and extension of the retained building to create 14 self-contained residential apartments, including a third-floor extension and associated alterations to the elevations. The consent also provides for the retention of the ground floor retail unit (Use Class E) with a new contemporary shopfront, together with a redesigned on-site parking layout serving the development.

Location

The property occupies a prominent position on Dudley High Street in the heart of the town centre. Dudley is a major Black Country town located approximately 9 miles west of Birmingham and 6 miles south-east of Wolverhampton. The property benefits from excellent access to local amenities, public transport and the wider road network, with the A461 and A4123 providing convenient links to the M5 motorway. The town centre continues to benefit from ongoing regeneration and investment, making it an attractive location for mixed-use residential and commercial development.

Accommodation

Ground Floor Shop Sales Area - 1,325 Sq Ft

Raised Ground Floor Sales Area - 2,968 Sq Ft

Raised First Floor Sales Area - 2,865 Sq Ft

First Floor Storage - 1,140 Sq Ft

Second Floor Storage - 1,220 Sq Ft

Basement - 2,900 Sq Ft

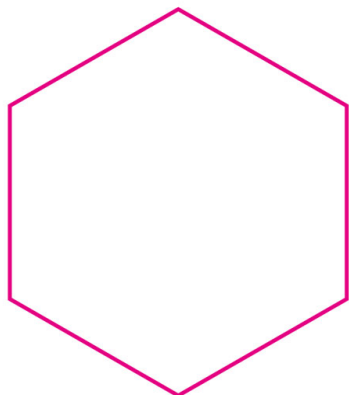
Total - 12,418 Sq Ft

Rates

Please contact the relevant local authority for further information on the business rates.

Terms

We are instructed to seek £500,000 for the freehold interest.



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