

lot 73

The Old Post Office, 200A Wolverhampton Street Dudley, West Midlands DY1 1DZ

Vacant
Possession

Freehold Residential Development
Opportunity

- Planning permission for conversion to 21 Residential Units
- Substantial building in Dudley Town Centre

- Grade II Listed (no empty rates)
- Approximately 1,393.53 sq m (15,000 sq ft)



Photograph has been digitally enhanced

On Behalf of W J Kelly Joint
Administrator of Parkstone Group Ltd



Location

Miles: 9 miles west of Birmingham
6 miles south of Wolverhampton
30 miles north of Worcester
Roads: A461, A4036, A4123, M5
Rail: Dudley Port Railway Station
Air: Birmingham Airport

Situation

Dudley is a major town some 9 miles west of Birmingham City Centre. The property is situated in a prominent position on the northern side of Wolverhampton Street, at its junction with Priory Street in the town centre.

Description

The property, an attractive and substantial Grade II Listed building, comprises a former four floor Post Office and further benefits from access off Priory Street. The property was last used as a nightclub and may be suitable for alternative uses subject to necessary consents.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

Full planning permission was granted in 2014 to "convert former post office in to 21 residential units with associated access" (Application number P14/0728). Please see further details in the legal pack.

Dudley Metropolitan Borough Council.
Council House, Priory Road, Dudley, West Midlands DY1 1HF.
Tel: 0300 555 2345.
Email: dudleycouncilplus@dudley.gov.uk

Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on-site.

Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Possession |
|---|--------------------|-------------------------------------|--------------------------|
| Basement, Ground, First, Second, Third & Fourth | Former Post Office | 1,393.53 sq m (15,000 sq ft) | VACANT POSSESSION |
| Totals | | 1,393.53 sq m (15,000 sq ft) | |

For further details please contact:

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Associate Auctioneers:

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Buyer's Legal Report Service

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See: **www.acuitus.co.uk** for
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