



Former Fusion Nightclub

Martin Hill Street, Dudley

For Sale

Potential Development Property – Would Suit a
Number of Uses, Subject to Planning

Realistically Priced for a Quick Sale - £250,000

The Lee, Shaw
Partnership
Kempson House
101 Worcester Road

HAGLEY

West Midlands
DY9 0NG

Telephone:
01562 888111
Fax:
01562 888333

LEE, SHAW

Land & Estate
Agents
Chartered Surveyors

Location

Located on the Southern Side of Dudley Town Centre, close to High Street shopping and other commercial uses yet prominently located for the Dudley Southern Bypass.

Description

A substantial building constructed of brick and concrete with steel cladding. There is a balcony area to the front at first floor level. The property was previously used as a Nightclub with accommodation arranged on the ground floor, first floor and mezzanine perimeter balcony on the second floor.

To the rear of the property is Church Street which provides additional land.

Accommodation

Gross Internal Floor Area – 13000 sq.ft (1208 m²) approximately

Planning

Verbal enquiries to Dudley Metropolitan Borough Council confirms that the property has a class D2 Use.

Preferred uses would include A2 Financial and Professional Services, A3 Food and Drink, B1 Business Use, D2 Assembly & Leisure, C3 Residential.

Adjacent land has been identified as an opportunity site where additional bulky retail and food store uses would be considered.

Conditions under which these Particulars are issued

The Lee, Shaw Partnership for themselves and for the vendors of this property whose agents they are give notice that:-

- 1) The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
- 2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection, survey or otherwise as to the correctness of each of them.
- 3) No person in the employment of The Lee, Shaw Partnership has any authority to make or give representation or warranty whatsoever in relation to this property.

Interested parties are advised to check with the relevant Planning Authority; Dudley Metropolitan Borough Council – 01384 818181.

Price Guide

Realistically priced for a quick sale - £250,000 (two hundred and fifty thousand pounds)

Each party to pay own Legal costs incurred in the transaction. It is understood that the purchase price is not subject to VAT provisions.

Viewing

Interested parties viewing the property must do so with great care and at their own risk due to the poor condition of the property and the fact that internally it has been stripped of fittings and finishes and there is no lighting.

Viewing is by appointment only with THE LEE, SHAW PARTNERSHIP Commercial Department
Tel: 01562 888111
Fax: 01562 888333
Web: www.leeshaw.com

LEE, SHAW

Land & Estate
Agents
Chartered Surveyors