



14 Abbey Road, Lower Gornal, DY3 2PQ

## FOR SALE

INVESTMENT PROPERTIES

**Size**  
778 sq ft (72 sq m)

**Purchase Price**  
£SOLD

## Location

The property is located in the popular village of Lower Gornal. Nearby traders include Sainsburys Local, Dudley Building Society and Compton Hospice

## Description

The property comprises a shop with self contained first floor flat, and garage to rear.

There is a service road/customer car parking to the front, and a service road to the rear

The property is well located, being adjacent to Spar and Village Fisheries

## Accommodation

### Ground Floor

Shop 778sq ft

Lock up garage to rear

### First Floor

Self Contained flat

Living room 177sq ft

Bed 1 98sq ft

Bed 2 131sq ft

Kitchen 84sq ft

Bathroom

## Tenancy

### Shop

The shop is rented to Abbey Road Traditional Butchers 2020 Limited on a lease expiring September 2025

The rent is £15600pa

### Flat

The flat is rented at £450pcm

## Price

### SOLD

Offers in the region of £215,000

## VAT

Will not apply

## EPC

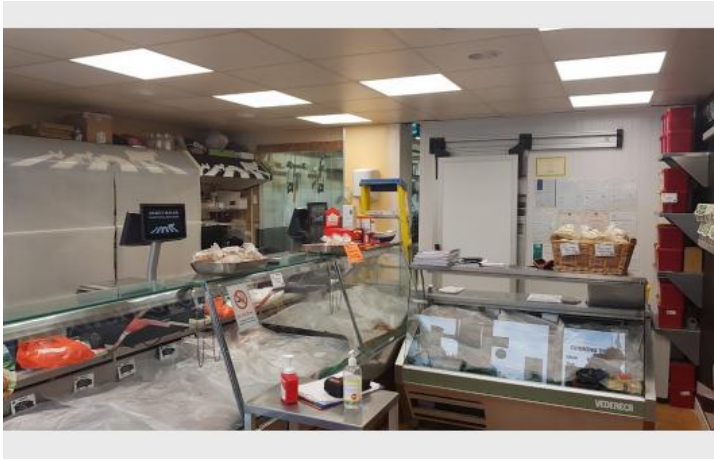
Shop , C

Flat, E

## Viewing

Strictly by arrangement

## Additional Images



## Location Map

