

## PRIME REDEVELOPMENT / INVESTMENT OPPORTUNITY

154 HAGLEY ROAD & 1 / 2 FIELD LANE, OLDSWINFORD, DY8 2JH



- Substantial corner property with land
- Access from Field Lane and Hall Street
- Retail / Residential / Mixed Use (STP)
- Major arterial road frontage
- Freehold with vacant possession
- High income area

EPC SCORE 79

A B C D E F G

Details prepared February 2019

HAGLEY

01562 886 688

KIDDERMINSTER

01562 517 777

STOURBRIDGE

01384 392 371

## LOCATION

The property and land is located in a prime pitch on Hagley Road in the heart of Oldswinford, a mile away from Stourbridge Town Centre and immediately accessible to all its facilities.

Stourbridge Junction Railway Station is a short walk away along with many local businesses including Tesco, Majestic Wine and M&S Simply foods.

## DESCRIPTION

The property comprises a substantial three storey building with a corner position on Hagley Road and Field Lane in two individual linked buildings with additional garages, storage and land. Full vehicle access is gained from Hall Street. The site is level in nature and the buildings are substantially in fair condition.

## POTENTIAL

The property provides excellent opportunity for the following uses:

- Retail A1 and A3
- Offices
- Restaurant
- Residential conversion and new build
- Care
- Children's Nursery

We advise all potential purchasers to satisfy themselves regarding current or intended alternative uses of the property and seek planning consents as appropriate.

Planning Authority - Dudley MBC

Council House, Priory Road, Dudley DY1 1HF

0300 555 2345

[www.dudley.gov.uk/residents/planning/](http://www.dudley.gov.uk/residents/planning/)

## ACCOMMODATION

	Sq ft.	Sq m.
Ground Floor	2315	215
First Floor	1924	179
Second Floor	262	24
TOTAL	4501	418

Site - 0.22 acres

## TENURE

The Property is freehold

## PURCHASE PRICE

Offers are sought in excess of £525,000 (Subject to Contract)

## SERVICES

We understand all main services are connected to the property.

## LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

## PLANNING

Prospective Tenants are advised to satisfy themselves regarding current or intended uses of the property.

## BUSINESS RATES

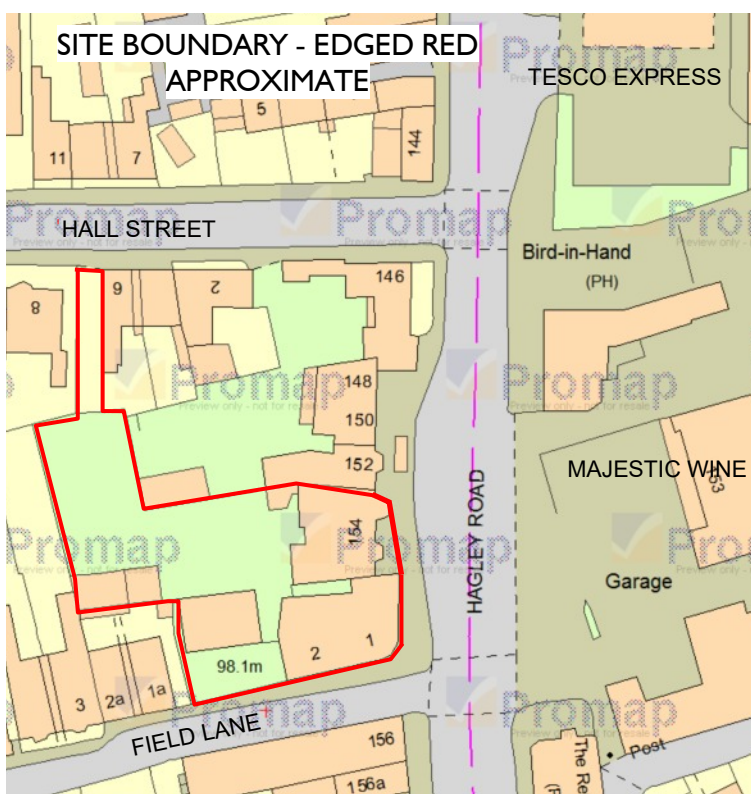
Any prospective tenants should confirm rates liability with the Local Authority. The current rating value is £14,750 (as at April 2017)

## VAT

We understand VAT will not be charged on the sale of this property

## VIEWING

Full inspection viewings can be arranged with the Agents.



## GENERAL TERMS

### VAT

VAT will not be levied on the purchase price.

### Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

### References

The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

### Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

### Areas & Dimensions

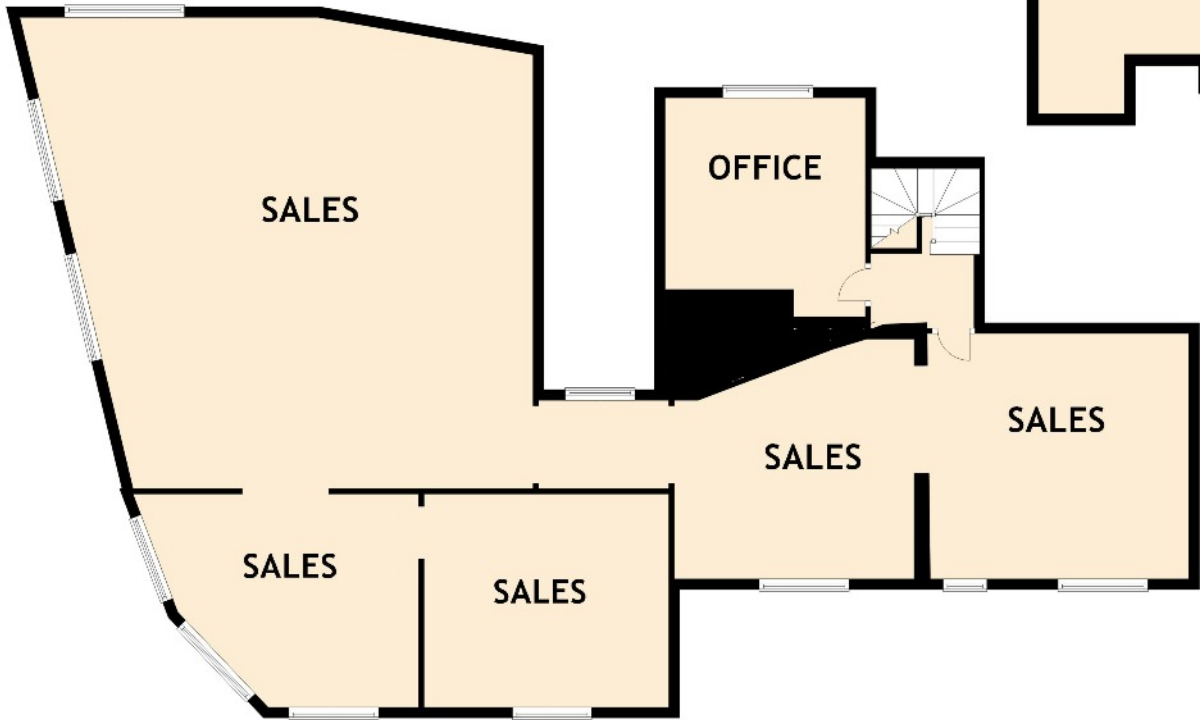
All areas and dimensions are deemed to be approximate only.

**Ground Floor**  
Approx. 215.1 sq. metres (2315.0 sq. feet)

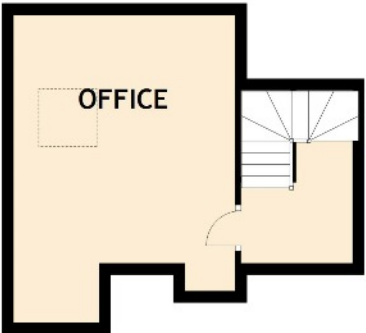


Total area: approx. 418.1 sq. metres (4500.4 sq. feet)

**First Floor**  
Approx. 178.7 sq. metres (1923.8 sq. feet)



**Second Floor**  
Approx. 24.3 sq. metres (261.6 sq. feet)







## OUR SERVICES

- Commercial and Land Agency
- Acquisition & Leasing
- Rent Reviews & Lease Renewals
- Valuations and Surveys
- Development Consultancy
- Property Funding
- Market Appraisals
- Land & New Homes
- Residential Sales & Lettings
- Management

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371

### Registered Office

Walton & Hipkiss is a trading name of  
Walton & Hipkiss (Commercial) Limited  
Registered in England & Wales. Company Number 9795632  
111 Worcester Road, Hagley, West Midlands DY9 0NG



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