

63 High Street, Brierley Hill, West Midlands, DY5 3AB



FOR SALE

FREEHOLD - Retail Premises with 2 Bed First Floor Flat

Part Income Producing

Location

The property is prominently situated on Brierley Hill High Street, a principal centre within the densely populated Borough of Dudley in the West Midlands.

The town is located approximately 7 miles south of Wolverhampton, 4 miles north of Stourbridge and 10 miles west of Birmingham City Centre.

Description

The property comprises a mixed-use property with a ground floor retail space which was previously used for health/beauty use.

The property has been completely refurbished and is accessed off the main high street and leads into a light and welcoming reception area with waiting room and reception office.

Four partitioned therapy rooms are situated to the left of the property which again are all fitted to a high standard with wood laminate flooring, feature spot lighting, wash hand basin, central heating, mains power and emulsion coated walls.

A DDA compliant toilet is also on the ground floor behind the main reception area.

The first-floor flat is accessed via a separate internal staircase from the rear of the property and comprises a self-contained two-bedroom property currently let at £450 PCM. The property is heated via gas fired central heating and is double glazed.

Accommodation

Ground Floor - 770 ft2 (71.6 m2)

First Floor - 450 ft2 (41.80 m2)

Tenancies

The ground floor is currently vacant.

The first floor is let on an AST at £450 PCM. The tenant has been in occupation for over 4 years.

Price / Tenure

Offers in the region of £180,000 are sought for the freehold interest, subject to contract.

VAT

All process quoted are exclusive of VAT which we understand is not payable.

Rateable Value

We understand the ground floor commercial unit qualifies for exemption under Small Business Rates Relief.

EPC

Available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning Use

We understand that the units have planning permission under use classes A1 (Retail) and D1 (Non-Residential Institutions) on the ground floor, but the property may be suitable for alternative uses, subject to obtaining the necessary change of use.

However, we would advise all interested parties to make their own enquiries with the local planning authority.

Legal Fees

Each party are responsible for their own legal costs incurred during the transaction.

Viewings

Strictly via the sole selling agent Siddall Jones on
0121 638 0500



Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

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