

Retail/Food/Residential - Investment / Refurbishment

164 Lower High Street, Stourbridge DY8 1TT



- INVESTMENT/REFURB OPPORTUNITY
- FREEHOLD
- POTENTIAL CONVERSION (STPP)
- PRIME LOCATION
- CLOSE TO CAR PARKING & PUBLIC TRANSPORT
- REAR ACCESS & CAR PARKING

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371



Details prepared September 2018



LOCATION

The property is located on Lower High Street in the heart of Stourbridge Town Centre and immediately accessible to the town centre and all its facilities. Within a few minutes walk from the Stourbridge Bus & Railway Stations.

DESCRIPTION

The property comprises a substantial extended three storey corner property with rear access and land for car parking. Located within the Conservation Area immediately opposite King Edward VI College and close to the new Crown Centre.

The property has a substantial retail area with shop front to Lower High Street (Class A1 Retail) and to the rear a good sized storage area with roller shutter access and a separate chiller room. The first and second floors comprise a number of individual rooms and facilities capable of conversion to an alternative use (subject to planning permissions)

The building is predominantly of traditional brick construction with part tiled pitched roof part flat. The property will require a degree of refurbishment and renovation.

INVESTMENT OPPORTUNITIES

- Retail or restaurant / food uses to the ground and upper floors
- Residential conversion and extension of the rear and upper parts
- Total Residential Conversion
- Retail with Offices above
- Other alternative uses

ACCOMMODATION

Floor	Description	sq ft	sq m
Ground	Retail Zone A	393	36.5
Ground	Retail Zone B	346	32.1
Ground	Retail Zone C	133	12.4
Ground	Office	80	7.4
Ground	Storage Area	393	36.5
Ground	Storage	118	11
First	Storage	801	74.41
Second	Storage	447	41.53
TOTAL		2711	252
External	Car Parking Spaces	6	

SERVICES

All mains services are available - gas is piped into the building but not connected.

TENURE

We understand the property is freehold.

PRICE

Offers in excess of £295,000 are sought for the freehold interest, subject to contract only.

LEGAL COSTS

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

PROPERTY BOUNDARY

This is shown edged red on the attached plan (not to scale and only approximate) A right of way across the rear roadway is in favour of the adjoining property.

PLANNING

Prospective Purchasers are advised to satisfy themselves regarding current or intended uses of the property with the Local planning Authority - Dudley Metropolitan Borough Council.

We understand the property is not statutorily listed but is a locally listed building (Reference SMR 7493) and within the High Street Stourbridge Conservation Area - Purchasers are recommended to undertake their own investigation as to the Listing Status.

BUSINESS RATES

The properties are subject to Business Rates. The current rateable values (2017) are £7,300.

Any prospective purchaser should confirm rates liability with the Local Authority.

VIEWING

Full inspection viewings **must be** arranged with the Agents.

GENERAL TERMS

VAT

VAT is not payable 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

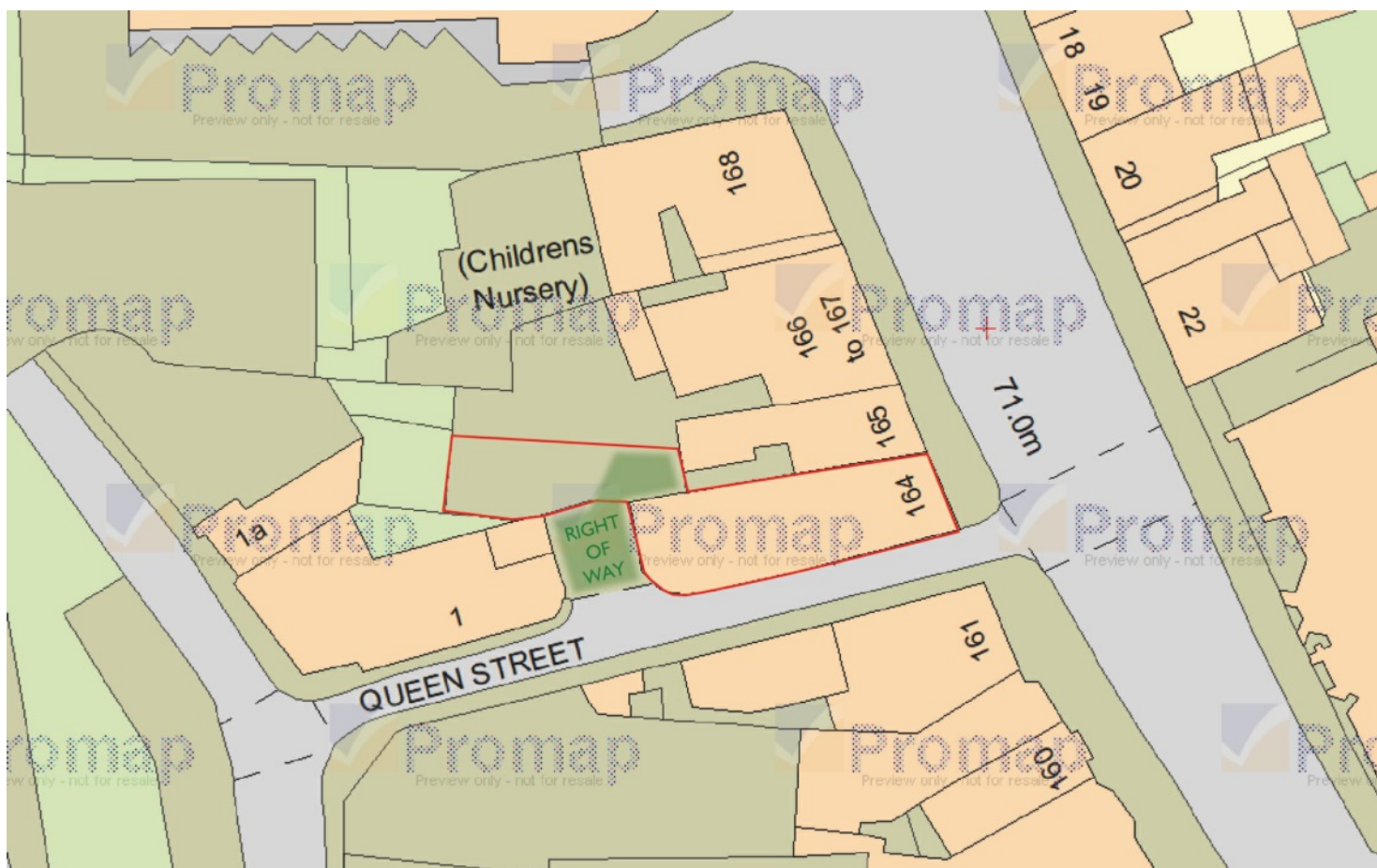
The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

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.





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- Valuations and Surveys
- Development Consultancy
- Property Funding
- Market Appraisals
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