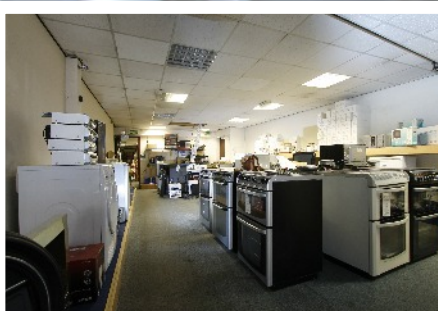


Retail / A3 / Residential / Offices

Investment / Development Opportunity

46-47 High Street Quarry Bank Dudley DY5 2AA



- INVESTMENT/REDEVELOPMENT OPPORTUNITY
- RESIDENTIAL / A3 / RETAIL / OFFICES
- MULTIPLE BUILDINGS
- FREEHOLD
- PLANNING CONSENT FOR A1 RETAIL AND A3
- RESTAURANT
- CLOSE TO INTU MERRY HILL
- PART INCOME PRODUCING
- REAR ACCESS & CAR PARKING

LOCATION

The property is situated in a prime trading location on Quarry Bank High Street, immediately accessible to the Intu Merry Hill and other local amenities.

DESCRIPTION

The property currently comprises an extensive double retail unit with two one bedroom flats above (Let) . The retail unit extends into an attached two storey building currently utilised for offices and workshop this is accessed via Victoria Road and has parking for approximately 7 vehicles - this has a lapsed planning consent for conversion to 2 flats (P13/0867 dated October 2013)

The main retail unit has planning consent for change of Use from the current A1 retail to A3 Restaurant / cafe. (P16/1125 dated May 2016 - by Appeal)

The connecting single storey unit is capable of extension to form first floor residential uses - subject to Planning Consents.

INVESTMENT OPPORTUNITIES

- Retail / Restaurant / Showroom
- Residential conversion of Victoria Road
- Office Conversion of Victoria Road
- Residential Conversion with small retail units
- Splitting Site into 2 separate properties

ACCOMMODATION

FLOOR	DESCRIPTION	AREA SQ M	AREA SQ FT
Ground	Retail / Showroom	135.26	1,456
Ground - rear	Showroom /workshop	52.58	566
Ground - rear	Office	6.50	70
Ground - rear	Kitchen	7.25	78
Ground - rear	Storage	5.95	64
Ground - rear	office	20.72	223
First Floor	office	12.54	135
First Floor	Two One Bedroom Flats		
TOTAL =		240.79	2,592

SERVICES

All mains services are available.

TENURE

We understand the property is freehold. The two one bedroom flats are let on Assured Short hold Tenancies to established Tenants of 3 years plus at £375 per calendar month each (total annual rental = £9,000)

PRICE

Offers are invited in excess of £335,000 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 aerial image (not to scale and only approximate)

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. Informal discussions have taken place with the Planning officer who confirms that residential conversion would be supported , subject to planning applications

All plans and Planning information is available for download at our website at waltonandhipkiss.co.uk

BUSINESS RATES

The properties are subject to Business Rates. The current rateable values (2017) are £10,750. The Flats are both Council Tax Band C 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

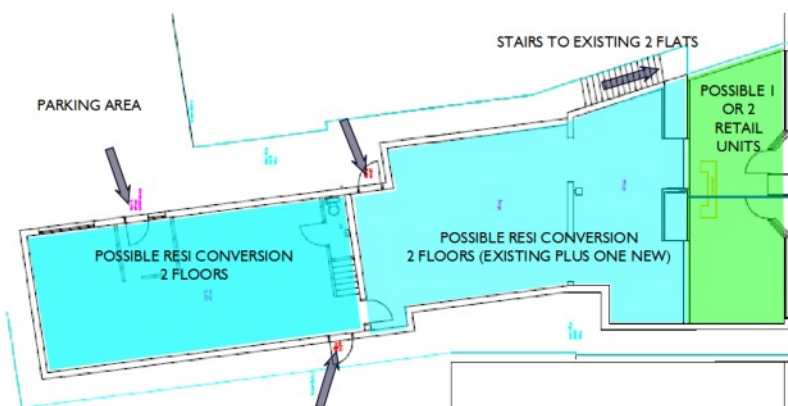
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions

All areas and dimensions are deemed to be approximate only.



POTENTIAL GROUND FLOOR CONVERSION



CONSENTED REAR CONVERSION (LAPSED)





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



Regulated By RICS



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

IMPORTANT NOTICE Walton and Hipkiss (Commercial) Limited advise their clients on the Code of Practice for Commercial Leases in England and Wales. Walton and Hipkiss (Commercial) Limited, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as statement or representation of fact or that the property or its services are in good condition. ii) Walton and Hipkiss (Commercial) Limited have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Walton and Hipkiss (Commercial) Limited nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.