



82 HAGLEY ROAD OLDSWINFORD DY8 1QU

- **Period building**
- **Flexible Use - Beauticians - Hair - Retail - Offices - Residential**
- **Front and rear access**
- **Shop Let**
- **Refurbishment of upper floor**
- **Rear Workshop**
- **Prominent Location**
- **High traffic volumes**

LOCATION

Situated in the heart of Oldswinford in area of mixed commercial and retail premises. The property is surrounded by similar properties and forms part of a terrace of retail / commercial buildings.

Within easy reach of many local services including shops, cafes, eateries and pubs. Close, railway station and Stourbridge Town Centre.

ACCOMMODATION

The property comprises a semi detached commercial / retail premises over two floors of standard brick construction with tiled and pitched roof.

The retail property is well maintained and fitted out, and comprise approximately 420 sq ft.

The upper floor accommodation comprise a single bedroom flat in need of refurbishment the rear of the site is a single

storey workshop premises with rear access from Heath Lane.

LEASE

The ground floor retail unit is let to Jimmy Trims as a Gents Barbers on a lease at a passing rental of **£4,644** per annum exclusive. The upper floors are vacant as is the rear workshop.

PRICE

The asking price is offers in the region of **£175,000** without VAT

BUSINESS RATES

Tenants are responsible for all Business Rates. Current Rateable Value for the shop is £3,950 from April 2023. The upper floor has a Council Tax banding of A.

INSURANCE

The owner will take out Buildings Insurance.

LEGAL COSTS

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

VAT

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

VIEWING - please contact the Agents

GENERAL TERMS

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.

