

RETAIL / COMMERCIAL - REDEVELOPMENT OPPORTUNITY FOR SALE



A RARE OPPORTUNITY
TO ACQUIRE A PROMINENT FREEHOLD SITE



FORMER MOTOR DEALERSHIP HAGLEY ROAD OLDSWINFORD DY8 2JU

**WALTON
&
HIPKISS**

COMMERCIAL, LAND & NEW HOMES



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A RARE OPPORTUNITY TO ACQUIRE A PROMINENT FREEHOLD SITE

- **PROMINENT FREEHOLD SITE**
- **VARIETY OF POTENTIAL USES (STP)**
- **GOOD USEABLE ACCOMMODATION**
- **FITTED FOR IMMEDIATE OCCUPATION**
- **BUSY MAIN ROAD JUNCTION LOCATION**

LOCATION

Situated at the junction of Hagley Road and Worcester Road occupying a substantial corner plot with 2 road frontages. Located on a major arterial road close to Stourbridge and Hagley.

Within easy reach of many local services including shops, cafes, eateries and pubs.

ACCOMMODATION

The property comprises a showroom / garage with secured level car park / display area with offices, kitchen and facilities.

The building comprises a gross area of c 1,200 sq ft (111 sq m) on a site of c 0.1 acres.

PLANNING & USES

The property is a former car sales and garage facility but capable of a multitude of uses, including Car Sales, Retail, Offices or potential total redevelop for other puposes including residential (all subject to planning consent)

Queries to the local planning authority, Dudley Metropolitan District Council

www.dudley.gov.uk/residents/planning/

or **0300 555 2345**

PRICE

Offers in the region of **£500,000** either on a conditional or unconditional basis

SALE TERMS

The sale is to be by private treaty and subject to an overage provision on redevelopment.

BUSINESS RATES

Purchasers are responsible for Business Rates. Small business rates relief maybe available. Current Rateable Values:

Land & Office £10,250 as at April 2023

Workshop £4,400 ast at April 2023

INSURANCE

The owner will insure up to completion.

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.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

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