



Bloore King & Kavanagh

Sales & Lettings



Commercial Property
Lyde Green
Halesowen, B63 2PF

Offers In The Region Of £290,000

The Property

ASKING PRICE: £290,000 PLUS VAT

A fantastic and rare opportunity to purchase this substantial commercial property in a great location between Halesowen and Cradley Heath and close to Cradley Heath main railway station.

This excellent commercial building has approx. 147 squares metres (1,582 sq/ft) and features a main office with store room, ladies and gents toilets and access to the rear grounds.

The large main warehouse (approx. 97sq/mtrs) is accessed from the carpark to the front and features four windows to the side and rooflights to the ceiling allowing plenty of light to flood into the property. To the rear of the warehouse are two offices and a kitchen.

Outside to the front is a large carpark allowing plenty of staff and/or customer parking and there is the added bonus of land to the rear. EPC: D

Location

The property is situated on the outskirts of Halesowen and Cradley Heath close to Cradley Heath main railway station. The main A458 artery road between Stourbridge, Halesowen and Birmingham City is close by. Halesowen, Stourbridge and Cradley Heath town centres are all within easy reach.

Office Building

Entrance Hall:

Storage and door to the inner hall

Inner Hall:

Doors to the WC Facilities and door to main office

Separate ladies and gentleman's toilet facilities

Main Office: 4.86m x 5.06m (L Shaped room measured at widest point - narrows to 3.02m

Windows and separate door to the front. Door to store room

The vendors inform us that the roof on this building was replaced in 2022

Store Room: 1.82m x 3.09m

Useful store room with access to the rear grounds

Main Warehouse and Offices

Main Warehouse

10.7 x 10.4 (35'1" x 34'1")

Measured at widest point narrows to 7.78m at the front

A fantastic warehouse space with windows and door to the side accessed from the car park. Roof lights

Office suite

Situated to the rear of the warehouse space:

Office 1: 5.85m x 2.22m

Two windows to the rear and door to the kitchen.

Kitchen: 1.18m x 2.24m

With worktop and sink/drain. Window to the warehouse

Office 2: 2.77m x 2.22m

Window to the rear. Windows and door lead into the main warehouse space.



Outside

Front:

To the front and side of the property is an extensive car park allowing plenty of customer and/or staff car parking.

Rear:

To the rear of the property is a useful parcel of land accessed via the side of the property and from the store room within the main office complex.

VAT

VAT is applicable to the purchase price of the property.

VAT at the current applicable rate at point of completion will be added to the agreed sale price

Tenure

We are advised by the vendor that the property is freehold. The property is being sold through a SIPP.

Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Legal Costs

Each party to pay for their own legal costs

Brochure Declaration

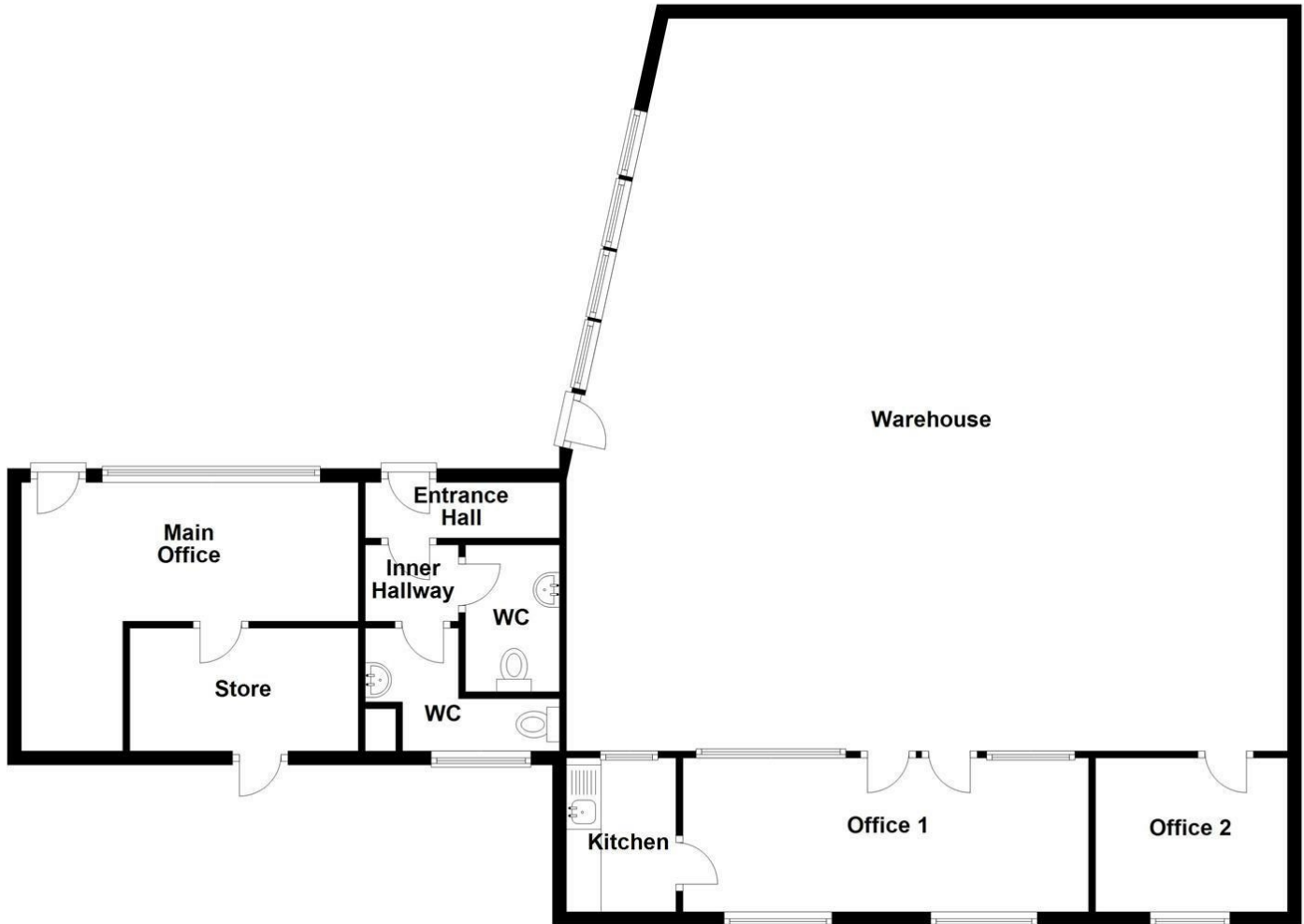
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/**

BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.