



FOR SALE - Mixed Use Freehold Premises

118 Graingers Lane, Cradley Heath, West Midlands, B64 6AH

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

118 Graingers Lane Cradley Heath West Midlands B64 6AH

A prominent mixed-use property comprising retail and rear warehouse with opportunity to convert the uppers to residential or other uses - STP.

Location

The property occupies a prominent roadside position fronting Graingers Lane in Cradley Heath.

Cradley Heath is a suburb of Birmingham and located 3 miles south of Dudley, 2 miles north of Halesowen and 9 miles west of Birmingham City Centre.

Surrounding the site are excellent local road communications such as the Halesowen Road which links the A459 and A100 which in turn provides access to the M5 motorway.

The property is located within 1 mile of Cradley Heath Railway Station.

Description

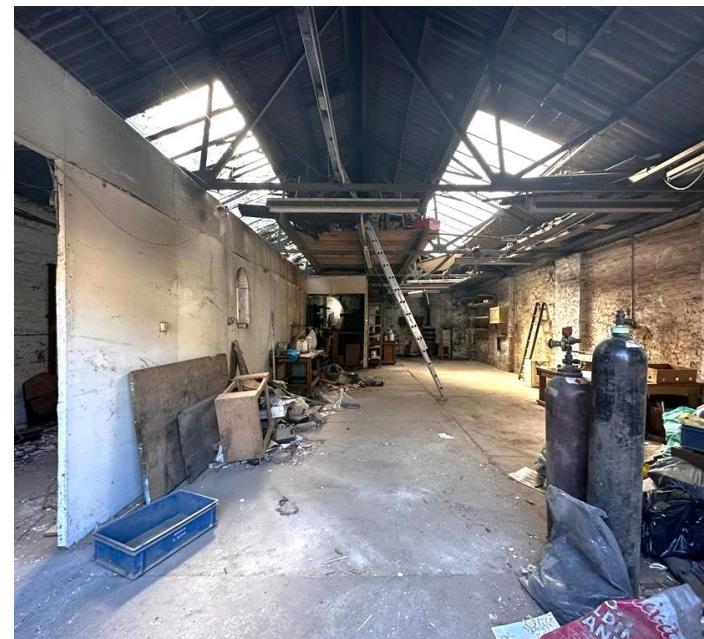
The property is situated fronting Graingers Lane and comprises a mid terrace property of traditional brick construction surmounted by a pitched tiled roof.

The frontage comprises ground floor retail being open plan in its configuration with basement, rear stores and welfare.

Upper levels provide additional storage but could be converted for alternative uses subject to obtaining the necessary planning permission.

A middle two storey section connects to the rear warehouse which is of steel truss construction with roof lights and a minimum eaves height of 10ft rising to 18ft 9" in the apex.

The warehouse benefits from concrete flooring, strip lighting and roller shutter access opening onto the passageway housing outbuildings and further roller shutter onto Graingers Lane.



Accommodation

| | | |
|---------------------|-----------------------------|-----------------------------|
| Ground Floor Retail | 586 ft ² | 54.44 m ² |
| First Floor | 571 ft ² | 53.04 m ² |
| Stores & First Flor | 490 ft ² | 45.52 m ² |
| Warehouse | 1,850 ft ² | 171.87 m ² |
| Total (GIA) | 3,497 ft² | 324.88 m² |

Basement and Outbuildings are not included in the measurements above.

Price / Tenure

Unconditional offers in excess of £175,000 are sought for the freehold interest, subject to contract.

Business Rates

We are advised by Valuation Office Agency the property qualifies for Small Business Rates Relief, subject to tenants' eligibility.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Planning

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council.

Services

We understand all mains services are available in the vicinity of the site.

The property is also fitted with Solar Panels which provide a modest income.

Energy Performance Certificate (EPC)

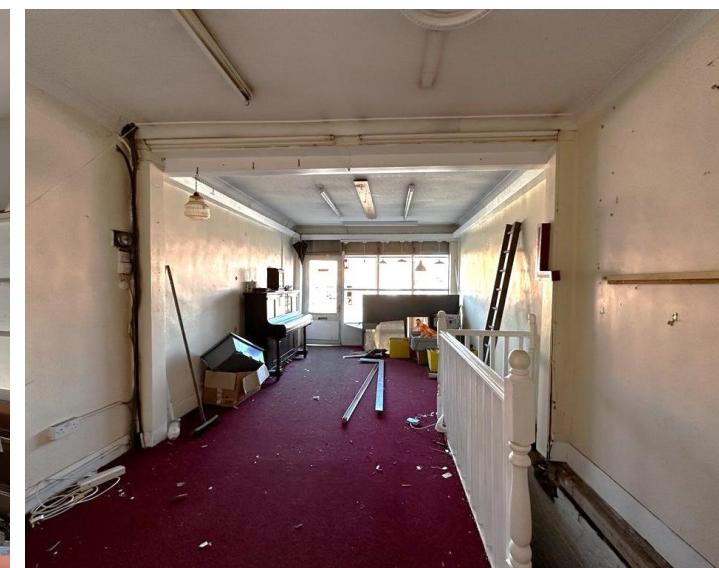
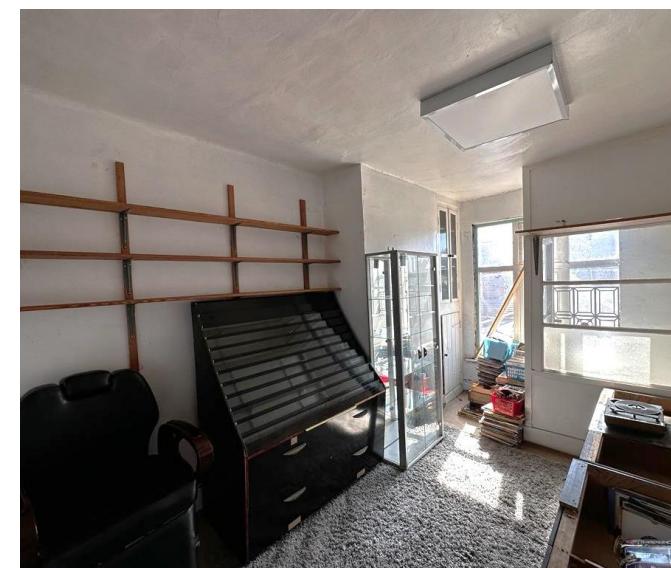
Available upon request.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Viewings / Further Information

Strictly via the sole selling agent Siddall Jones on:
0121 638 0500





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.