

MIXED USE | FOR SALE

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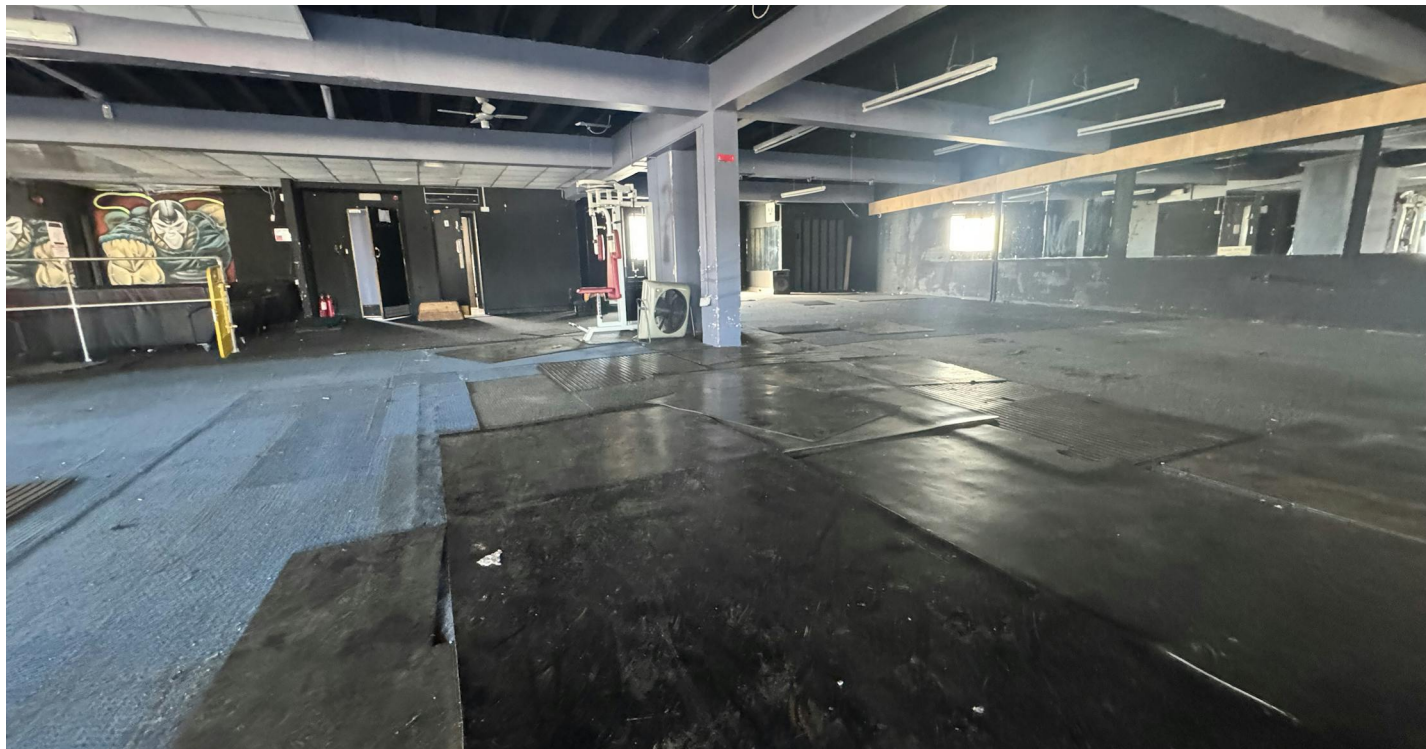
22-28 GREAT BRIDGE, TIPTON, DY4 7EW  
5,456 TO 11,005 SQ FT (506.88 TO 1,022.40 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

## Substantial Mixed-Use Building For Sale

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- Total (GIA) 11,005 ft<sup>2</sup>
  - Offers in Region of £450,000
  - Ground Floor Let at £20,000 PA expiring in 2027
  - Prominent Corner Position
  - First Floor Vacant
  - Potential Residential Conversion STP
  - 8 Car Parking Spaces to Rear
  - Rear Loading Lift to First Floor Demise
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## DESCRIPTION

The property comprises a substantial two-storey mixed-use building occupying a prominent corner position at the junction of Great Bridge and Slater Street in Tipton.

The ground floor provides an open-plan retail unit with direct pedestrian access from Great Bridge, offering good frontage and visibility to passing traffic. At first floor level, the accommodation was most recently occupied as a gymnasium and benefits from planning permission under Use Class D2 (Assembly and Leisure). The layout is largely open-plan, with kitchen and WC facilities, and windows to three elevations providing excellent natural light. The accommodation could lend itself to a range of alternative uses, subject to the necessary consents, including residential conversion or community/church use.

The premises further benefit from a rear loading lift providing access between ground and first floors, together with eight demised car parking spaces to the rear.



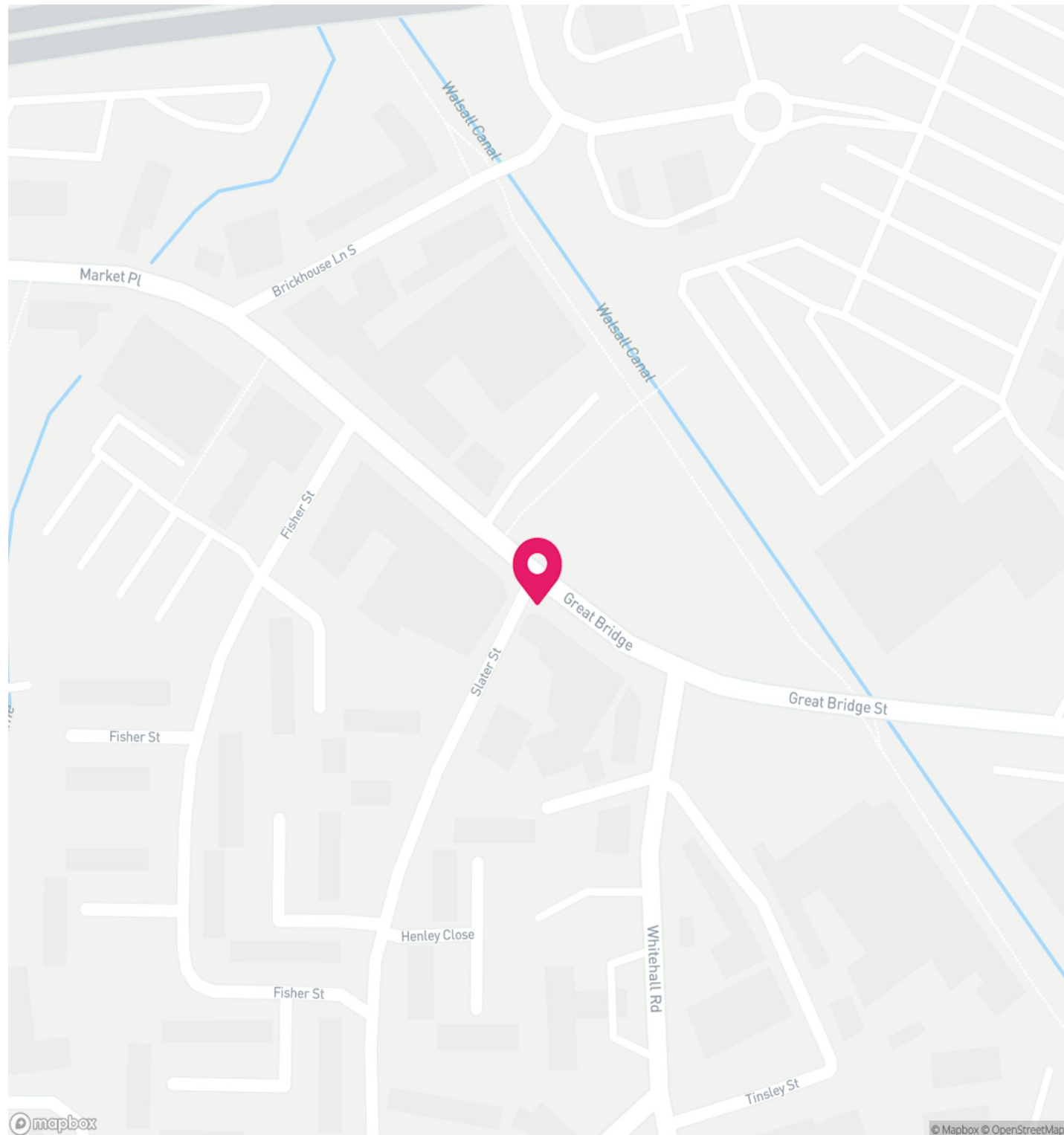
## LOCATION

### /// GREW.RABBLE.TRADES

The premises are prominently situated with frontage to Great Bridge, a well-established commercial thoroughfare within Tipton. Great Bridge Town Centre lies approximately a quarter of a mile to the west, providing a range of local retail and service amenities, whilst the main A41 Black Country New Road is located around half a mile to the east.

The A41 affords direct dual carriageway access to Junction 1 of the M5 Motorway, which lies less than three miles distant, and in turn links with the wider regional and national motorway network including the M6, M42 and M54. The property is well placed for access across the Black Country, Birmingham City Centre and the wider West Midlands conurbation.

Public transport connections are also strong, with a number of local bus routes operating along Great Bridge and the surrounding arterial roads, together with nearby tram and rail links providing services into Birmingham and Wolverhampton.



## AVAILABILITY

| Name            | sq ft         | sq m            | Availability |
|-----------------|---------------|-----------------|--------------|
| Ground - Retail | 5,549         | 515.52          | Let          |
| 1st - Vacant    | 5,456         | 506.88          | Available    |
| <b>Total</b>    | <b>11,005</b> | <b>1,022.40</b> |              |

## SERVICES

We understand that the premises benefit from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## RATEABLE VALUE

£9,600. Small business rates exemption applies

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## PRICE

Offers in the region of £450,000

## POSSESSION

The property is immediately available following the completion of legal formalities.

## POSSIBLE USE CLASSES

Class C3 - Dwelling Houses

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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