

MIXED USE | FOR SALE

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46 HAGLEY ROAD, STOURBRIDGE, DY8 1QD

1,913 SQ FT (177.72 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Mixed Use Investment Property close to Stourbridge Town Centre

- Ground Floor Commercial Premises with Hagley Road Frontage
 - Recently Comprehensively Refurbished Throughout
 - Two High Quality Self Contained 1x Bed Apartments
 - Separate Two Storey Studio/ Office to the Rear
 - Dedicated Rear Car Parking
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DESCRIPTION

The property comprises a recently refurbished mid-terraced mixed use building providing commercial accommodation at ground-floor level, two self-contained residential apartments above and a separate two-storey studio/office to the rear.

The ground-floor accommodation benefits from a glazed frontage and pedestrian access from Hagley Road. Internally, it provides a large open-plan office or sales area, rear meeting area, fitted kitchenette and WC facilities. A separate entrance provides independent access to the residential accommodation above, while the rear parking area provides additional access.

Planning permission was granted in 2020 for conversion of the upper floors to residential use, which have been comprehensively refurbished to provide two, self-contained one-bedroom apartments. Each apartment offers an open-plan living room and fitted kitchen, separate bedroom and modern bathroom facilities. The accommodation is bright, well presented and finished in a contemporary style.

To the rear is a self-contained studio/office arranged over two floors. This provides flexible, predominantly open-plan accommodation with its own kitchen and welfare facilities, making it suitable for independent occupation or complementary use alongside the main commercial premises.

Externally, the property benefits from rear parking and separate rear access. The comprehensive refurbishment and flexible combination of commercial and residential accommodation make the property suitable for an owner-occupier seeking premises with supplementary rental income, or an investor.



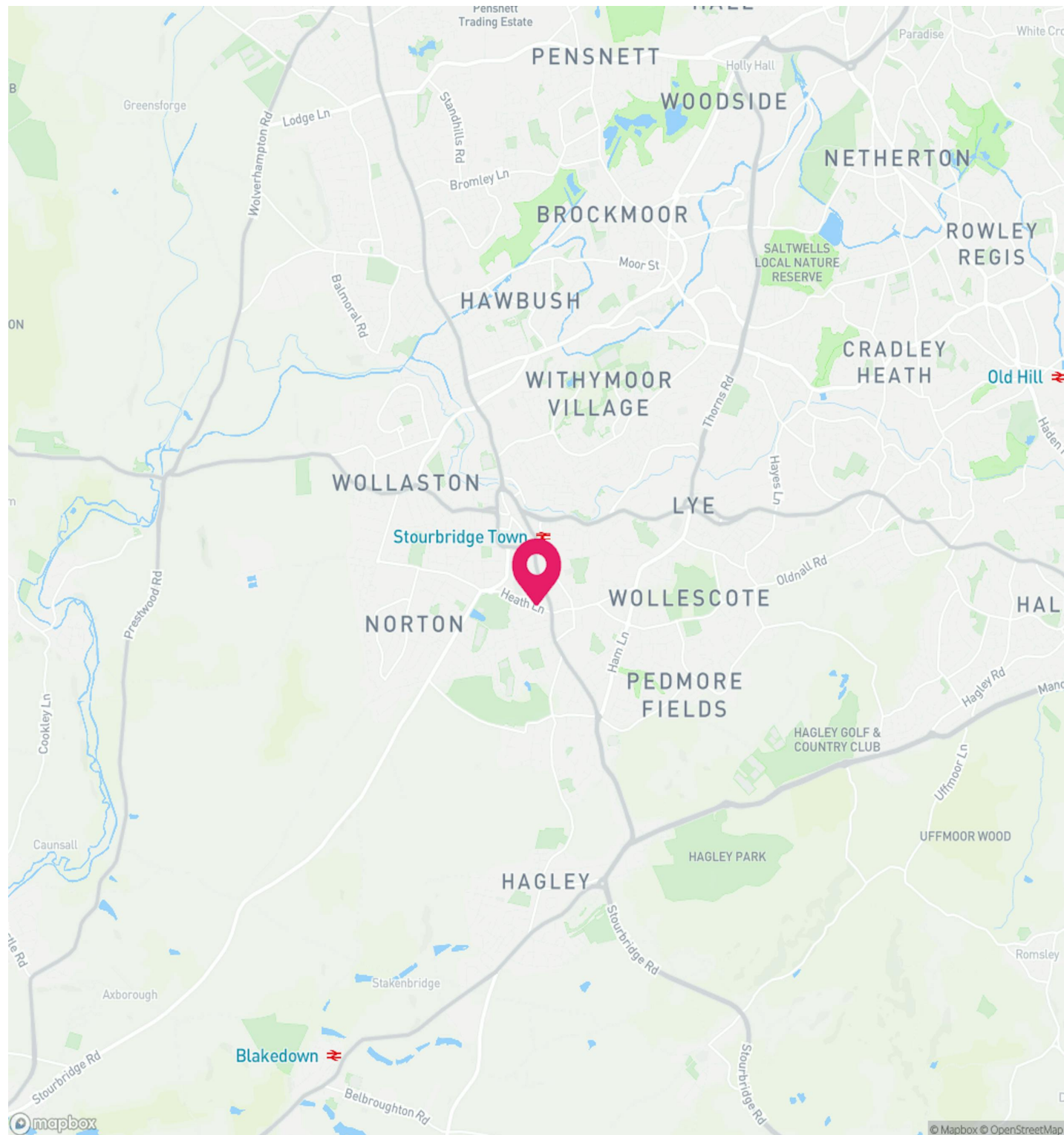
LOCATION

The property occupies a prominent position fronting Hagley Road, close to its junction with Union Street and approximately a quarter of a mile from Stourbridge town centre.

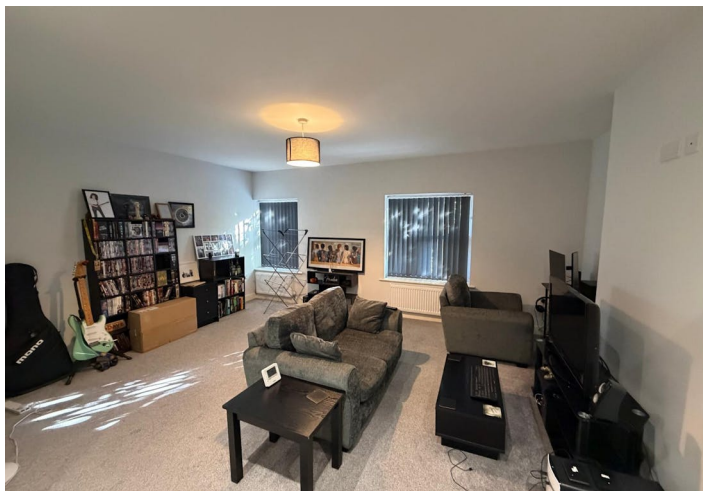
The surrounding area accommodates a varied mix of independent retailers, professional businesses, offices and residential properties, with numerous shops, cafés and other amenities available nearby.

Stourbridge benefits from excellent road connections, with the A491 providing access towards Hagley and Junction 4 of the M5 motorway, while the A456 offers convenient links to Birmingham, Halesowen and Kidderminster.

The town is also well served by public transport, with Stourbridge Town railway station and Stourbridge Interchange within convenient walking distance. Stourbridge Junction provides onward rail services to Birmingham, Worcester and the wider regional network.







AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	540	50.17	Available
1st - First Floor Flat	465	43.20	Available
2nd - Second Floor Flat	465	43.20	Available
Unit - Studio/ Office & Stores	443	41.16	Available
Total	1,913	177.73	

TENANCY INFORMATION

The ground-floor commercial premises and rear studio office are currently occupied by the owner and will be offered with vacant possession upon completion.

The two self-contained residential apartments are each let at a rental of £695 per calendar month, producing a combined residential income of £1,390 per calendar month, equivalent to £16,680 per annum.

Further tenancy information is available from the selling agents upon request.

SERVICES

We understand the premises benefits from mains gas, electric, water and drainage connections.

The agents have not tested the installations and any purchaser should satisfy themselves as to the suitability of the connections for their intended use.

EPC

46A- C

46B- D

SERVICE CHARGE

n/a

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £337,500 for the freehold interest, subject to contract.

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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