

# FREEHOLD TOWN CENTRE BUILDING FOR SALE / TO LET

118-120 High Street, Brierley Hill, DY5 3AP



## LOCATION

Brierley Hill is a town within the Metropolitan Borough of Dudley and is located between Dudley and Stourbridge, approximately 10 miles west of Birmingham city centre.

Stourbridge town centre lies approximately 3 miles to the south west and Dudley approximately 4 miles to the north east.

Intu Merry Hill Shopping Centre is 0.7 miles away and Junction 2 of the M5 Motorway is approximately 5.8 miles to the east.

## SITUATION

The property is situated on the east side of High Street, in between the junctions with Pearson Street and Cottage Street and 170 metres from the Moor Centre.

Surrounding occupiers include Home Bargains, Poundland, Asda, Coral and Iceland.

## DESCRIPTION:

The property is arranged on ground and one upper floor to provide a former ground floor bank with ancillary accommodation on the first floor.

There is a large rear yard area with vehicular access from Cottage Street and 18 car spaces.

## TENURE

Freehold

## TENANCIES

Offered with vacant possession

## ACCOMMODATION

The unit extends to the following approximate floor areas:

Ground Floor:	3,113 sq ft / 289.2 sq m
First Floor:	2,115 sq ft / 196.5 sq m
<b>TOTAL NIA:</b>	<b>5,228 sq ft / 485.7 sq m</b>

## RATES

Rateable Value	£38,000
UBR	49.1p
Rates Payable	£18,658

Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2 planning use.

## ENERGY PERFORMANCE CERTIFICATE

'E – 104'.

## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£225,000**, subject to contract, for the Freehold interest of the above property, excluding standard purchaser's costs.

The premises are also available by way of a new lease for a rent and term to be agreed.

## VIEWING AND FURTHER INFORMATION

All viewings are to be made by appointment through Sole Agents GL Hearn.

### Ross Hewes

+44 (0)20 3146 5957

[ross.hewes@glhearn.com](mailto:ross.hewes@glhearn.com)

### Dom Moore

+44 (0)78 4504 9828

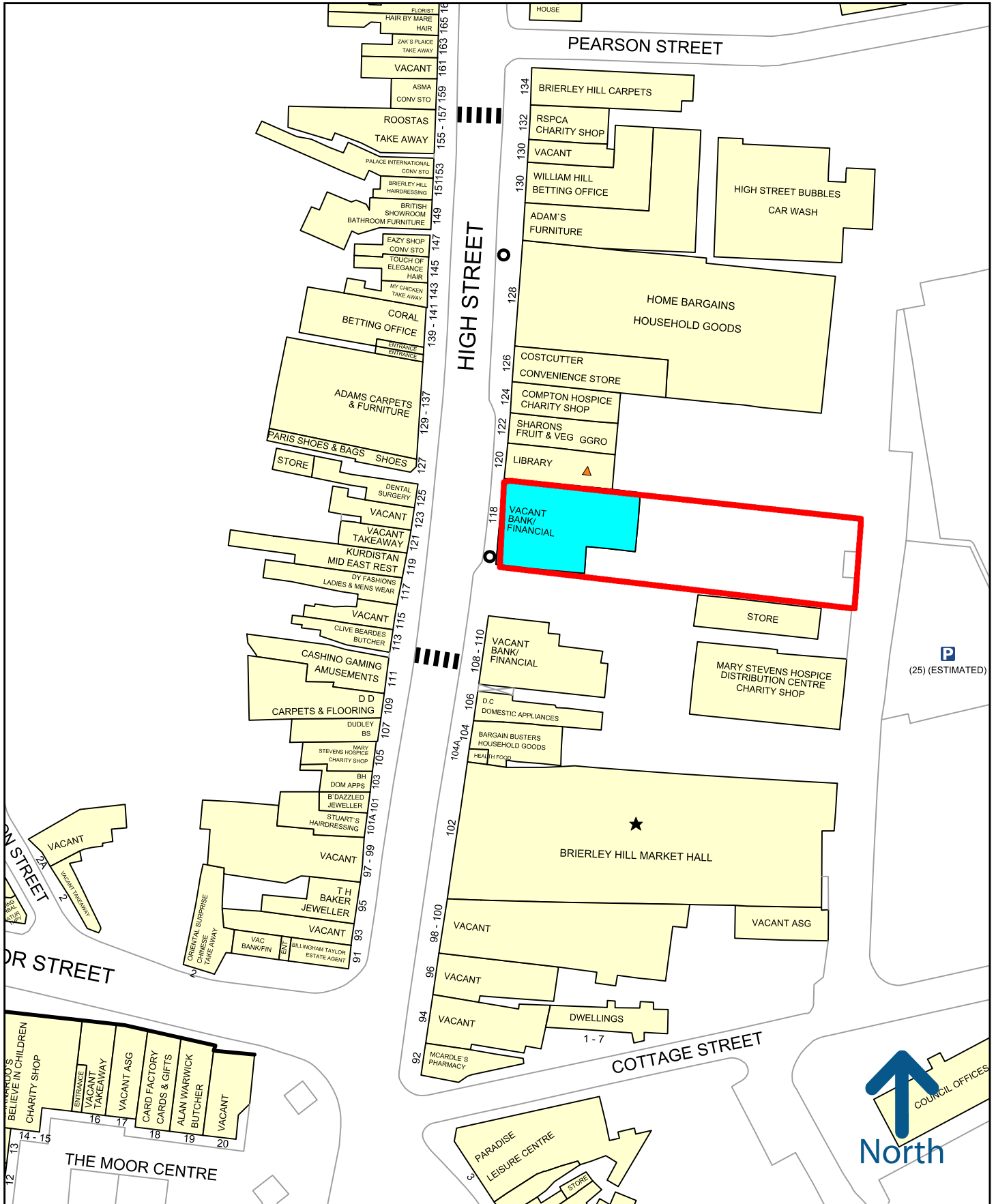
[dominic.moore@glhearn.com](mailto:dominic.moore@glhearn.com)



### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

June 2019



Experian Goad Plan Created: 07/06/2019  
Created By: G L Hearn

