



FOR SALE



Freehold, Vacant, Mixed-Use Opportunity

582-584 Hagley Road West, Oldbury, Warley,
West Midlands, B68 0BZ

OFFERS IN THE REGION OF:

£400,000

KEY FEATURES

Freehold, double fronted, mixed-use opportunity.

Popular trading location.

Ground floor open plan office and workshop.

Electric heating throughout.

First floor conference room, two private offices, two kitchenettes and mens/ladies WC's.

Change of use subject to planning.

Car parking to the front of the property.

FREEHOLD OFFERS IN THE REGION OF: £400,000



LOCATION

The property occupies a prominent position on the main A456 Hagley Road West known as the Quinton Triangle.

The property is approximately 1 mile north east of Junction 3 of the M5 Motorway and 4 miles west of the Birmingham city centre.

Other nearby occupiers include Tesco, Mcdonalds, KFC, Coventry Building Society, Dominoes, Subway, Greggs and various independent shops and restaurants.

DESCRIPTION

The property comprises of a double shopfront with rollershutters on each side.

The Ground floor is split into a reception area, retail space, large workshop to the rear and various storage.

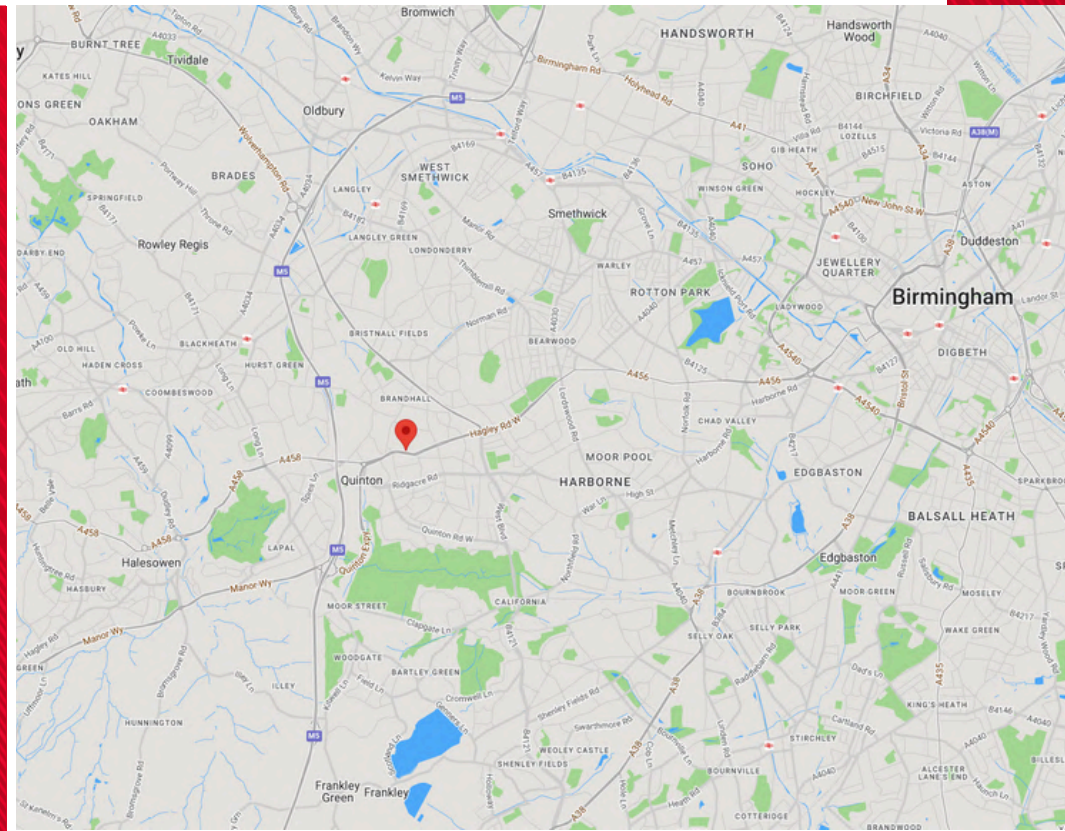
The first floor has two staircases for access which could be split to suit and comprises of a large conference room, three offices, four w/cs and two kitchenettes.

ACCOMMODATION

Ground Floor extends to 2000 sq. ft. and comprises of a reception area on entrance, open plan office space, large workshop to the rear and storage. First floor: Large conference room, 2 x offices, 2 x kitchenettes, 4 wc's (2 mens, 2 ladies)

TENURE

Freehold.



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VALUE ADDED TAX

We are advised that VAT is not applicable.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party are to responsible for their own legal costs that may be incurred in this transaction.

PRICE

Offers in the region of £400,000 are requested for the freehold interest.



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