12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN



FREEHOLD FOR SALE

GROUND FLOOR HOT FOOD – VACANT
FIRST FLOOR RESIDENTIAL – TENANTED – RENTAL INCOME (2 BEDDED APARTMENT)

1,722 sq.ft/159.96 sq.m

Substantial Price Reduction

- Prominent position within Blackheath Town Centre
- Fish & chip shop with extensive kitchen and storage facilities
- Nearby occupiers include Greggs, Sainsburys Superstore, Card Factory, Poundland, Lidl & Costa Coffee.
- Surrounding areas both commercial & residential (densely populated) in nature.

Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN

LOCATION

The subject premises forms part of a traditional terrace of retail/commercial/hot food outlets, fronting Oldbury Road, adjoining the inter-section with Birmingham Road/ Market Place/High Street.

Surrounding areas comprises a mixture of established commercial and densely populated residential.

Notable, nearby occupiers, include Sainsbury's Superstore, Costcutter, Mac Convenience, Greggs, Card Factory, Admiral Slots, Poundland, Lidl and Costa Coffee.

Black Heath is situated approximately 2.5 miles south west of Oldbury Town Centre and 4 miles south east of Dudley.

Surrounding areas including Rowley Regis, Cradley Heath and Quinton.

Access to the national motorway network is provided by Junction 2 of the M5 Motorway (circa, 1.5 miles north east

DESCRIPTION

The subject premises comprises a ground floor, hot food takeaway (ancillary storage to the rear) with a self contained, 2 bedded residential apartment above.

The ground floor (fish & chip shop takeaway), provides a customer seating area, commercial kitchens, cold storage, ancillary storage rooms and WC facilities.

The first-floor apartment is accessed via a side passageway and comprises two bedrooms, a bathroom, kitchen and office.

A side passageway provides access to a relatively small courtyard to the rear.

ACCOMMODATION

Ground Floor
1,190 sq.ft/ 110.54 sq.ft

First Floor
532 sq.ft/ 49.43 sq.m

Two bed, one bath residential accommodation.

Total Accommodation – 1,722 sq.ft/ 159.96 sq.m

MAINS SUPPLIES

The property benefits gas, electric water and foul drainage, with both the ground and first floor being served by a shared meter.

RENTAL INCOME

First-floor residential rent: **£11,000 pa**
Ground-floor commercial unit: **Vacant**

Further information is available from the sole letting agents.

VAT

VAT is **not** applicable.

CONSIDERATION

Offers in excess of **£300,000 (Three Hundred Thousand pounds)** are invited for this valuable freehold interest, subject to the current basis of occupation (residential).

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

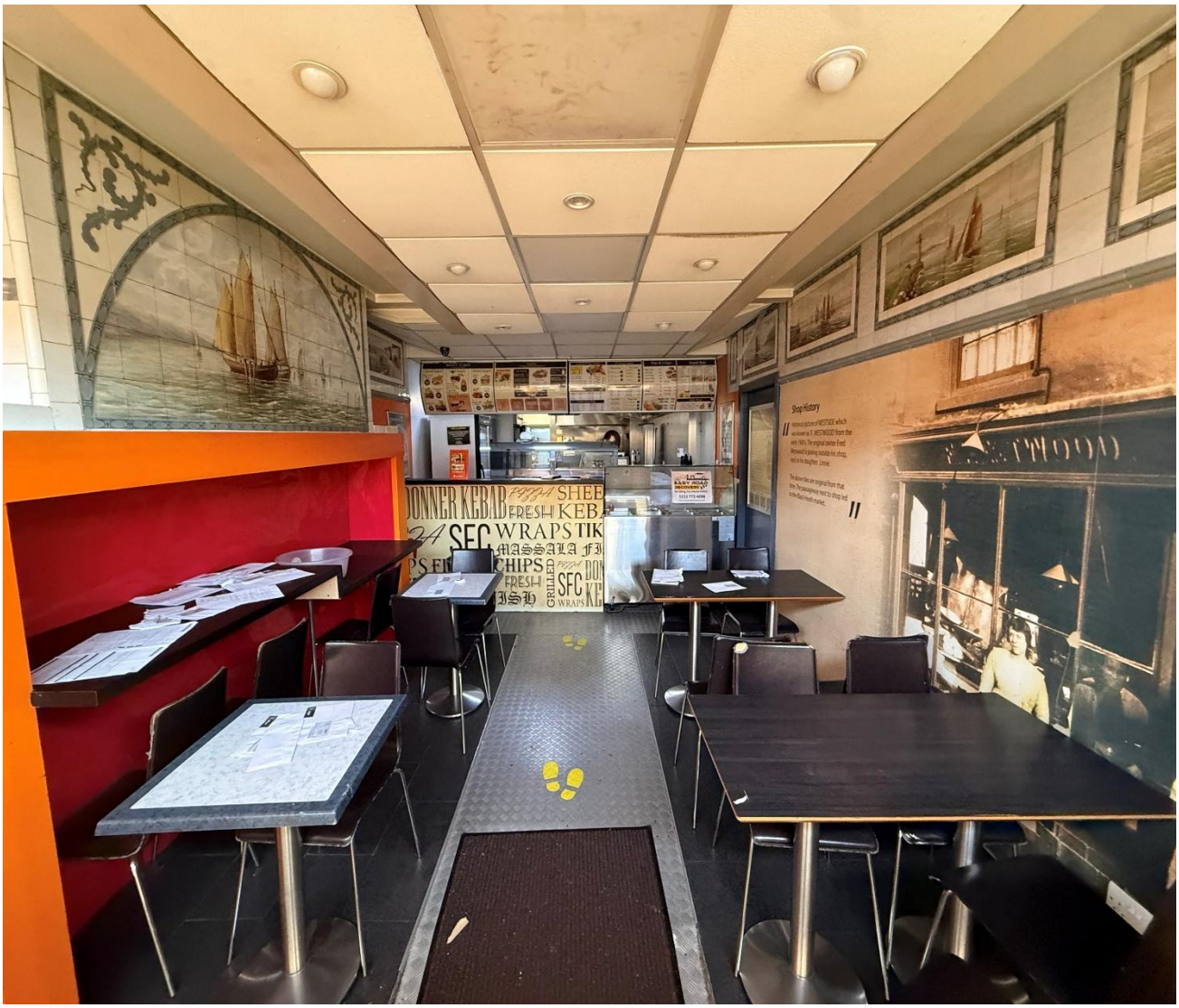
Viewing & Further Information;

Robert Taylor BSc MRICS
Surveyor
T: 07831 627 117
E: robert@smbsurveyors.com

Oliver Beard
Junior Property Surveyor
T: 07754 619 934
E: ollie@smbsurveyors.com

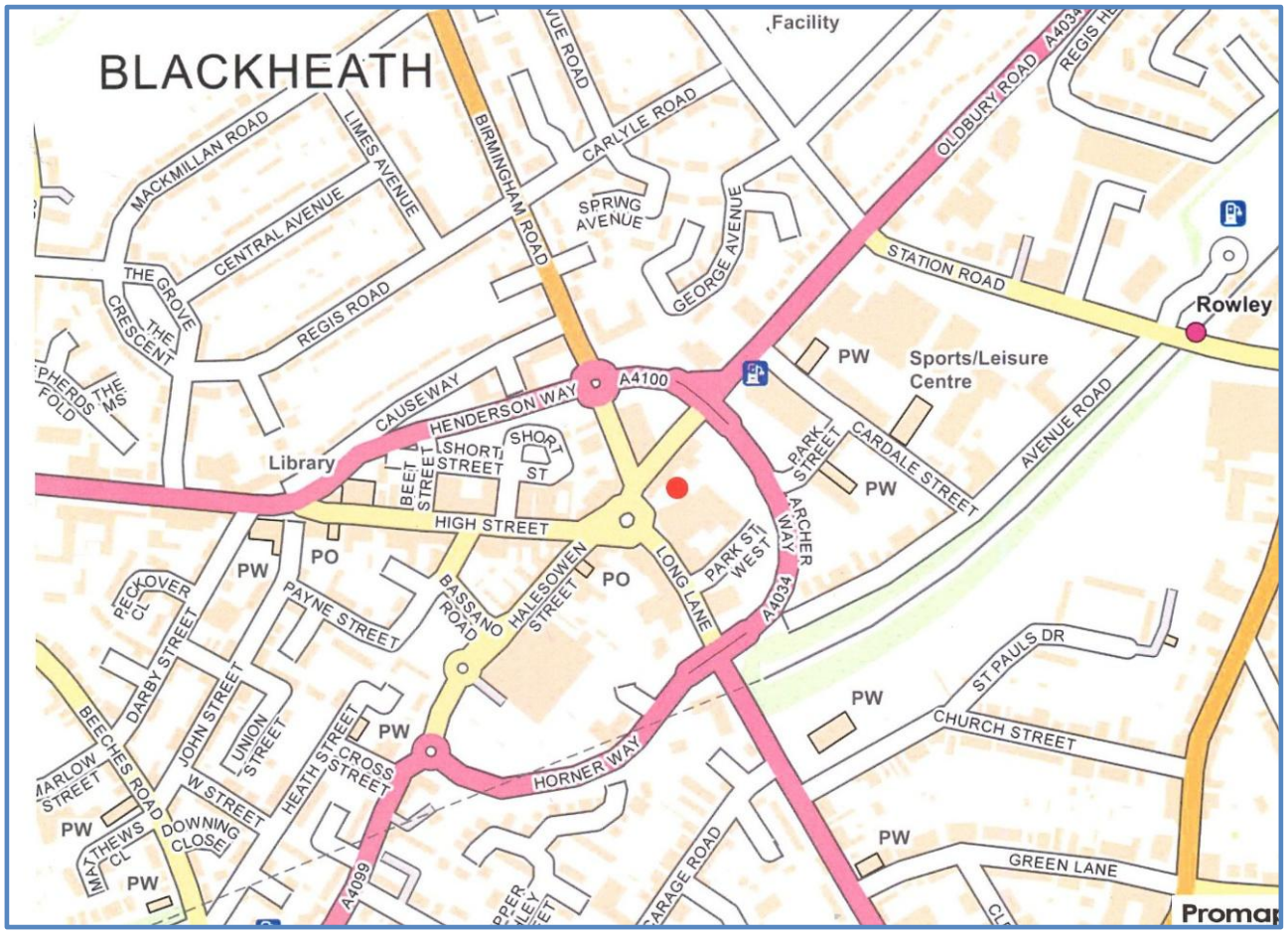
SMB
Stephens McBride

12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN



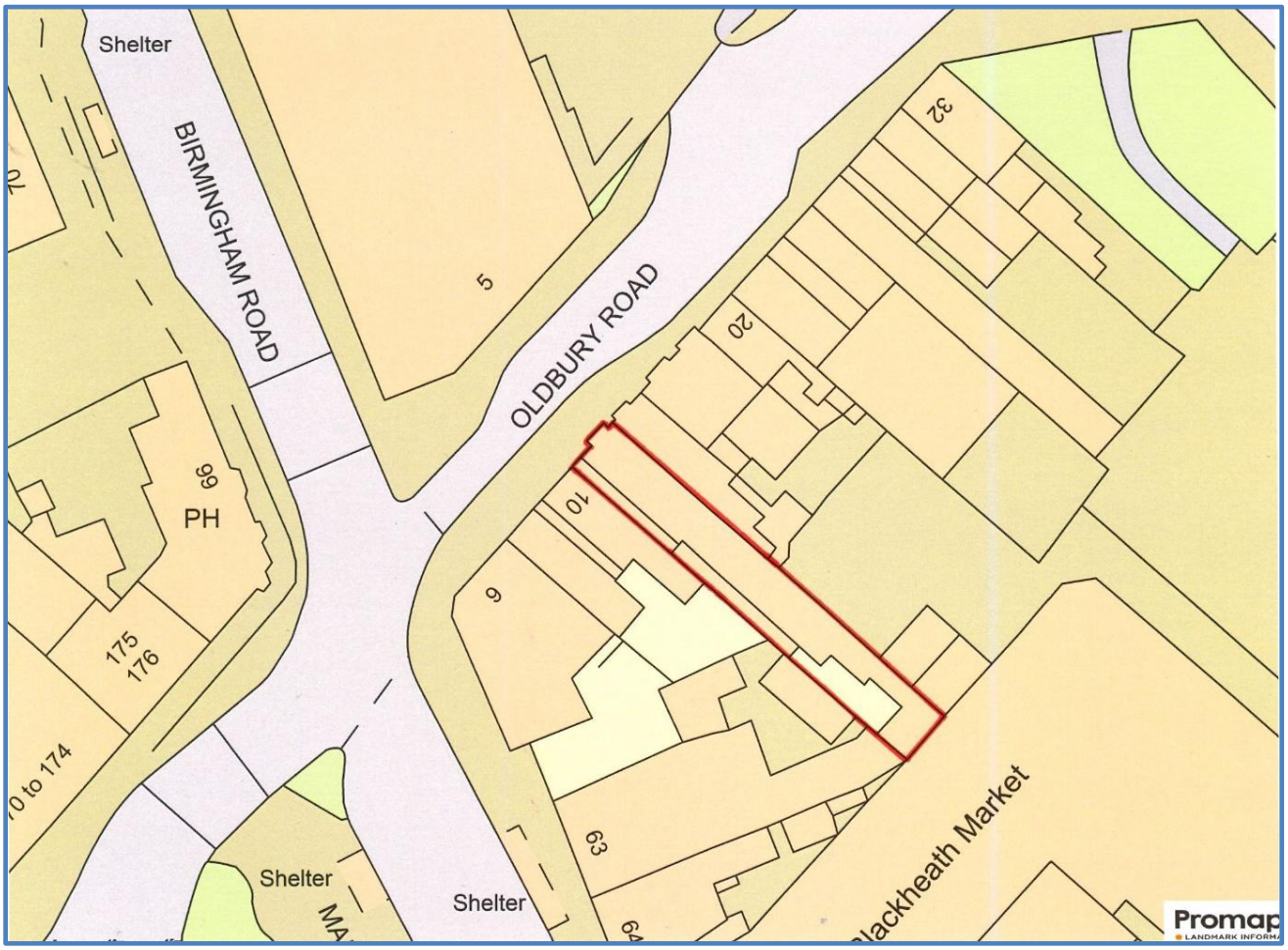
SMB
Stephens McBride

12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN



SMB
Stephens McBride

12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN



12 OLDBURY ROAD, BLACK HEATH, ROWLEY REGIS, B65 0JN

NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.

2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.

3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.

SMB
Stephens McBride