DEVELOPMENT | FOR SALE

VIEW ONLINE

11, 12, 12A, 13 & 14 HIGH STREET, CRADLEY HEATH HIGH STREET, B64 5HP

4,492 SQ FT (417.32 SQ M)

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An Opportunity to Acquire a Parade of Properties Fronting Cradley Heath High Street Along with a Substantial Car Park

- Prominent Corner Position - Opposite Tesco Extra
- Mixed Use & Suitable for Refurbishment or Redevelopment - STPP
- Two Ground Floor Retail Premises with Office and Residential Uppers
- Large Car Park to the Rear
- Freehold
- Offers over £300,000

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DESCRIPTION

The property comprises a substantial and characterful corner freehold premises previously occupied by Lloyds Bank together with ancillary retail, residential accommodation and a substantial rear yard area.

The former banking premises provides a traditional ground floor banking hall together with ancillary offices and interview rooms, benefitting from extensive frontage onto High Street. The first floor provides additional office accommodation together with staff welfare facilities.
A separate section of the building, accessed independently from Queen Street, provides self-contained residential accommodation arranged over part first and part second floor level. The accommodation benefits from a number of attractive character features including fireplaces and offers potential for refurbishment, redevelopment or continued residential use, subject to any necessary consents.

An additional retail unit fronting Queen Street provides predominantly open plan sales accommodation. The premises have suffered fire damage and require refurbishment, however present significant asset management and redevelopment potential. Former residential uppers above comprise four rooms together with kitchen/lounge and bathroom accommodation.

Externally, the property benefits from a substantial surfaced yard / parking area accessed from Queen Street. The site offers clear future redevelopment potential, subject to obtaining the appropriate planning consents.

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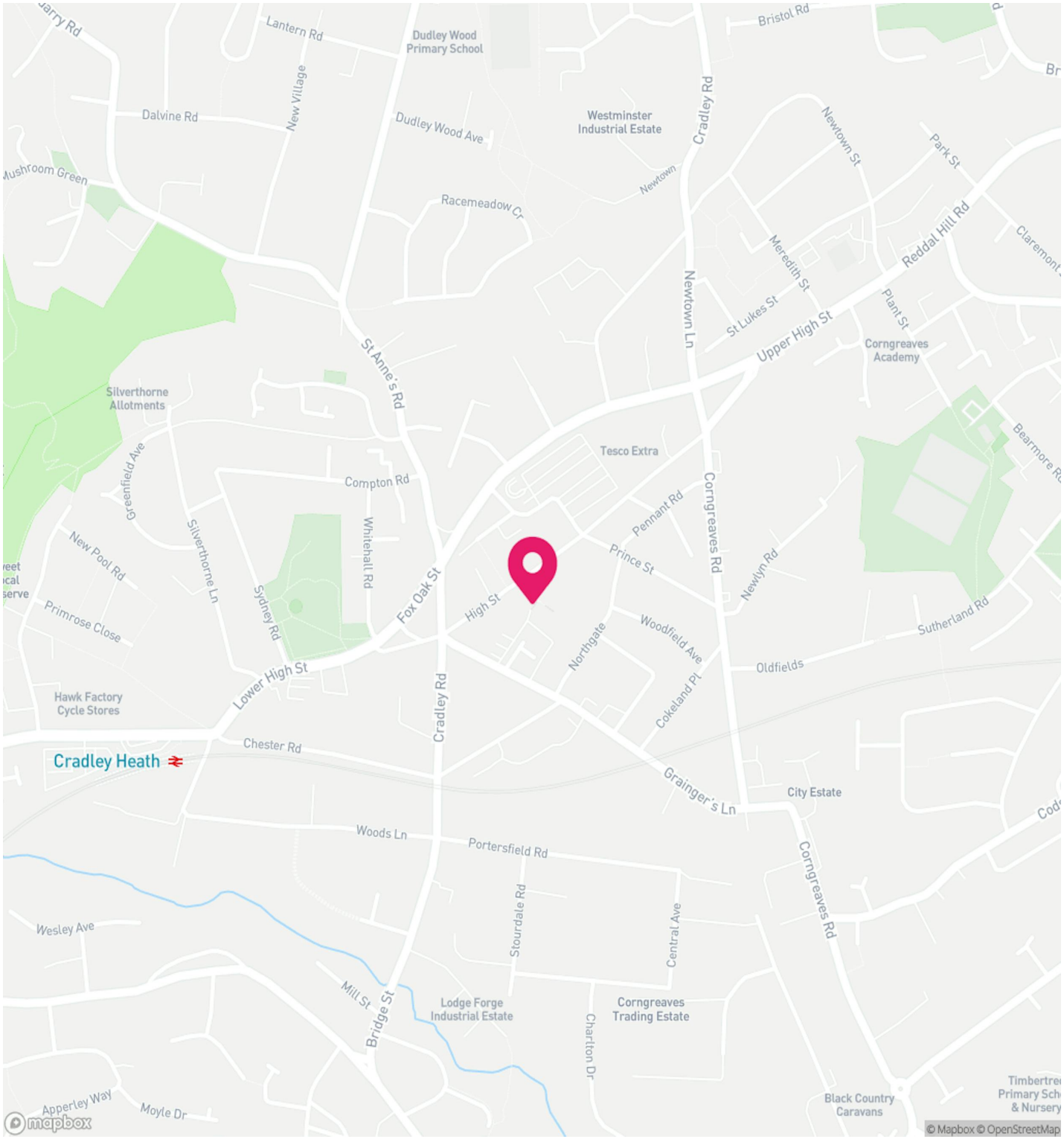
LOCATION

The property occupies a prominent and highly visible corner position fronting High Street at its junction with Queen Street in the centre of Cradley Heath. The surrounding area comprises a mixture of established retail, leisure, residential and commercial occupiers with nearby occupiers including a Tesco Estra, local independent traders and public amenities.

Cradley Heath benefits from excellent connectivity throughout the Black Country and wider West Midlands conurbation, lying approximately 3 miles west of Oldbury, 4 miles south of Dudley and approximately 9 miles west of Birmingham City Centre.

The property is conveniently positioned for access to the A459 and A4100, providing direct links to Junction 2 of the M5 Motorway together with the wider regional motorway network.

Cradley Heath Railway Station is situated within walking distance, providing regular rail services to Birmingham Snow Hill, Stourbridge and surrounding centres. Numerous bus routes also serve the immediate vicinity.



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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Bank/Offices	1,700	157.94	Available
Basement - Bank Basement	140	13.01	Available
1st - Bank First Floor	470	43.66	Available
1st - Residential (First and Second)	854	79.34	Available
Ground - Retail Unit	315	29.26	Available
Basement - Basement storage	185	17.19	Available
1st - Residential	828	76.92	Available
Total	**4,492**	**417.32**	

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SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £300,000 for the freehold interest, subjetc 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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