

28 High Street, Cradley Heath, West Midlands, B64 5HQ



FOR SALE / TO LET

Former Bank Premises on Cradley Heath High Street

Net Internal Area: 1,956 ft² (181 m²) approximately

Location

The premises occupy a prominent position along Cradley Heath High Street at its junction with Prince Street and being situated opposite the newly built Tesco Extra Superstore.

The area is populated by well know high street names such as Lloyds Bank and JD Weatherspoon.

Cradley Heath is a situated approximately 9 miles west of Birmingham City Centre and approximately 3 miles south of Dudley Town Centre.

Description

The property is arranged over basement, ground floor and first floor levels with a prominent entrance off High Street Cradley Heath High Street and another DDA compliant entrance to the rear of the property.

The exterior of the building is attractive by nature, is not listed, but is within Cradley Heath town centre which is an area recognised for its townscape value.

The ground floor still retains the former banking arrangement with cashier's desk and a large safe on the ground floor level and additional safe in the basement.

The first floor comprises a number of rooms and would be suitable for conversion to residential or HMO, Subject to Planning.

Accommodation

Basement	236	22
Ground Floor	1,150	106
First Floor	570	53
Total (GIA)	1,956 ft²	181 m²

Price / Tenure

The property is available to purchase with offers in the region of £220,000 sought for the freehold interest.

Alternatively, the property is available to rent at £15,000 per annum for the ground floor and £18,000 per annum for the whole property.

Energy Performance Certificate

Available upon request from the agent.

Services

We understand that all mains services are connected to the property.

Interested parties are advised to satisfy themselves that this is the case, and that they are in good working order.

The agents have not tested any apparatus on site and therefore cannot verify the condition.

Planning

The property benefits from a recent change of Use to A3 however the property may be suitable for alternative uses, subject to obtaining the necessary planning consents.

All initial enquiries should be made to Sandwell Metropolitan Borough Council Planning Department.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available, following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500.

