

FOR SALE



FORMER HEARING CLINIC **Cottage Street, Brierley Hill, DY5 1RE**

- **3,800 SQ FT (353 M2) Approximately**
- **Former Hearing Centre Suitable For A Variety Of Alternative Uses, Subject To The Necessary Planning Consents**
- **12 On Site Car Parking Spaces With Public Car Park Adjacent**
- **Potential Redevelopment Opportunity**
- **Close To Asda Superstore, The Moor Shopping Centre, Market Hall, Birmingham Metropolitan College & Brierley Hill Health & Social Care Centre**

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- Close to Asda, The Moor Shopping Centre and Market Hall.
- Good car parking on site and nearby.
- Suitable for a variety of uses.
- Potential development opportunity.



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Location

The property is situated on Cottage Street, just off Brierley Hill High Street and in close proximity to the A461 Venture Way which connects to the A4036 and A491.

The property is adjacent to Brierley Hill market hall and in close proximity to Asda.

The newly constructed Brierley Hill Health & Social Care Centre and Birmingham Metropolitan College Art & Design Centre are a short distance from the property.

Description

The property comprises a former hearing centre of brick construction with a part pitched/part flat roof.

Internally the property is divided into a series of rooms, with additional kitchen and WC facilities. A layout plan can be provided upon request.

Externally the property provides 12 dedicated car parking spaces with further landscaping to the exterior.

The property is adjacent to a public car park.

Accommodation

The property provides a gross internal area of approximately 3,800 sq ft (353 m²).

Site Area

The site comprises approximately 0.33 acres.

Tenure

We understand that the property is freehold and will be offered with full vacant possession.

Purchase Price

Offers are invited in the region of £200,000 exclusive of VAT.

Business Rates

Rateable Value: £14,750.00

Rates Payable: £6,873.50

2017/2018 Rates Payable 46.6p in the £.

In 2017, small businesses in a property with a rateable value of up to £12,000 could receive 100% relief, while those with a property with a rateable value of £12,000 to £15,000 will receive tapered relief. For more information, please contact us or the local authority.

Energy Performance Rating

An EPC will be commissioned and provided on receipt.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Services

We understand that mains services are available to the property, namely mains water, electricity and gas.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

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Tom Arnold

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