



hexagonTM
commercial property



- RARE INVESTMENT OPPORTUNITY
- VACANT POSSESSION OF GROUND FLOOR SHOP
- PROMINENT HIGH STREET LOCATION

INVESTMENT

1,675 SqFt (156 SqM) / Total Site Area - 252 Sq M

£287,500

167 High Street, Quarry Bank, DY5 2AB

FOR SALE



hexagonTM
commercial property

Description

Hexagon is proud to present this fantastic investment opportunity comprising a ground floor retail unit (vacant), large flat, studio apartment, ground floor workshop, and garage with further potential to convert to residential. The property benefits from a fantastic roadside frontage onto Quarry Bank High Street which links Quarry Bank to Merry Hill Shopping Centre and Cradley Heath. The property currently has a passing rent of £15,600 per annum with an estimated rental value on the ground floor shop of £8,400 per annum which would see the passing rent increase to £25,800. The property can also be accessed to the rear of the building with roadside car parking.

Location

Located prominently on Quarry Bank High Street, these premises are in close proximity to the Merry Hill Shopping Centre (1 mile) and also excellent road links to surrounding towns including Stourbridge (3 miles) and Dudley (4 miles). Cradley Heath train station is also less than a mile

Accommodation

Shop - 485 Sq Ft

First Floor Flat - 836 Sq Ft

Rear Workshop - 188 Sq Ft

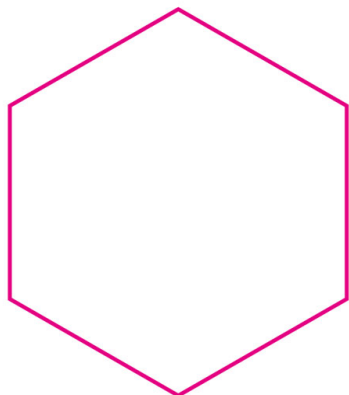
3 Sheds in the garden area.

Rates

Please contact the agent for further information.

Terms

We are instructed to seek offers in excess of £287,500.



**...get social
with Hexagon**

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

X @HexagonCP

@HexagonCommercial

**...and stay up-to-date with all
the latest properties
& news!**

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019.

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

**5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF**

W3W///clock.port.smiles



hexagonTM
commercial property