

FOR SALE

**62 Birmingham Street & 2-2c
Simpson Street – Oldbury, B69 4DZ**

Site Area 0.07 Hectares (0.19 acres)



Prominent Location with Excellent
Visibility

Refurbishment / redevelopment
Potential

Bruton Knowles
60 Church Street, Birmingham B3 2DJ
0121 200 1100

62 Birmingham Street & 2-2c Simpson Street, Oldbury

LOCATION

The Property is situated to the east of Oldbury town centre, in a secondary retail location in a prominent position and with very good access to the Oldbury Ring Way A457. Oldbury itself is an industrialised market town and administrative centre in Sandwell, West Midlands. It is part of the Black Country, with the town centre comprising a variety of uses including residential, retail, leisure, supermarket and Oldbury Green Retail Park.

The Property is well connected to surrounding public transport links with regular bus services and Sandwell and Dudley Train Station 0.5 miles away. Dudley, West Bromwich and Smethwick are all within 3 miles and Junction 2 of the M5 is 1 mile away from the Property.

DESCRIPTION

The Property comprises the following

Retail – Two storey corner Property of brick construction under a synthetic slate pitched roof, with a primary frontage to Birmingham Road and secondary window frontage to Simpson Street. Space includes retail showroom, offices, kitchen and two first floor offices and additional WC. Basement accommodation is also available, accessed through rear storage space.

Rear Storage and Workshop

Storage 1 – under a single storey flat roof and of an irregular shape, the space accommodates recently modernised WCs and access to the cellar.

Storage 2 – of brick construction under a pitched wooden trussed roof structure, this space has an external roller shuttered access to Simpson Street and provides internal access to an additional WC and also via a ramp, access to Storage 3.

Storage 3 – of brick construction under a single storey flat roof, providing access to yard via door and internal access points to workshop and Storage 4.

Workshop – of brick construction under flat and insulated roof – 2 separate but interconnected spaces for workshops

Storage 4 – under flat roof, with double doors to yard.

Modern Warehouse – flat roof, single storey of concrete block construction with painted render finish, accessed via roller shutter entrance or pedestrian door from yard.

Yard – Concrete hardstanding for storage and loading, accessed from Simpson Street.

TENURE

Freehold with vacant possession on completion.

PLANNING

Subject to planning, the Property has potential for a variety of uses. It is situated within the Church Square (Sandwell) Conservation Area, described as areas of special architectural or historic interest, the character, appearance or setting of which is desirable to preserve or enhance. Additional information on planning is available within the data room.

ACCOMMODATION

	Floor	Sq M	Sq ft
Retail/office/Kitchen	Ground	55.13	593.41
Office	First	19.00	204.51
Office	First	6.10	65.66
WCs	First	9.34	100.53
Storage 1	Ground	84.47	909.23
Storage 2	Ground	78.31	842.92
Storage 3	Ground	52.80	568.33
Workshop	Ground	44.90	483.30
Storage 4	Ground	54.87	590.62
Modern Warehouse	Ground	30.65	329.80
Basement		34.65	372.97
Total		470.22	5,061.28
Yard		258.00	2,777.00

*Floor areas are indicative only and are not to be relied upon.

ACCESS and SERVICES

Mains drainage, water and electricity are connected. Parties are advised to make their own enquiries.

BUSINESS RATES

The Property is described as Shop, Workshop and Premises and has a rateable value of £14,500 per annum effective from 1st April 2020. Interested parties are invited to make their own enquiries as to their own liability.

VAT

All prices quoted are exclusive of VAT, if applicable.

OFFERS

Informal offers are invited by private treaty for the whole by Thursday 14th October 2021. Once initial offers are received parties may be asked to submit "Best and Finals" by a deadline. References will be sought for money laundering purposes and proof of funding.

GUIDE PRICE

Offers in excess of £325,000 exclusive of VAT (if applicable)

ENERGY PERFORMANCE CERTIFICATE

The property's current energy rating is E.

ASBESTOS REPORT

An asbestos report is being prepared and will be available in the data room.

LEGAL

Each party is to bear their own legal costs incurred with this transaction

VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged viewing days. An outline data room has been prepared containing all relevant documentation and an overview on planning. Please contact Julie Mills – julie.mills@brutonknowles.co.uk

CONTACT

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