

8 High Street, Wollaston, Stourbridge, DY8 4NH



FOR SALE

Freehold Commercial Premises

With Planning Permission for 4x 1 Bed Flats and Potential for
Backland Development STPP

Location

The premises occupy a prominent position fronting Wollaston High Street.

Wollaston is a highly desirable area within close proximity to Stourbridge Town Centre, benefiting from a number of retail, food and leisure operators.

The location provides quick and convenient access to the nearby towns of Brierley Hill, Dudley and Kidderminster.

Description

A rare opportunity to acquire a freehold commercial premises in this desirable area for owner occupation or residential conversion.

The property comprises a mid-terrace building of traditional brick construction beneath a pitched tiled roof.

The ground floor is arranged to provide an open plan sales area to the front along with workshop, storage and living accommodation to the rear, accessed via an alley.

The first floor has been soft stripped to allow for the proposed conversion works and benefits from high ceilings and excellent natural lighting.

The current planning permission negates the need for an extension to the property or conversion of the loft space. However, we do feel additional units could be obtained by utilising this and subject to the necessary planning permissions.

Furthermore, an extensive plot provides an additional opportunity to create some residential dwellings to complete the rear building line approached from either the adjacent access road or Belfry Drive- subject to planning.

Accommodation

Total (GIA) 2,000 ft² (185.9 m²) approx.



Asking Price

Offers in excess of £250,000 are sought for the freehold interest, subject to contract.

Planning Permission

Planning was granted on 11 June 2024 for the change of use from Sui Generis to residential - P24/0413/PN3M

The scheme provides 4 self-contained flats with plans available from the agent upon request.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Services

We are advised all main services are available on or adjacent to the subject property.

The agents have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Legal Costs

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

Availability

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

Viewings and Further Information

Please contact the agent Siddall Jones on 0121 638 0500



