

for sale

offers in the region of **£140,000**



## High Street Cradley Heath B64 5HG

A fantastic investment opportunity, this freehold property consists of a High Street located shop which is currently occupied on a 5 year lease with 4 years remaining and ground floor bedsit and first floor flat to the rear.

# High Street Cradley Heath B64 5HG

## Shop Premises

The property is located in a prominent High Street location opposite Tesco. The shop is currently tenanted on a 5 year lease with 4 years remaining paying £450 pcm. Front door opens to the shop premises which is currently being used as an African food shop.

## Flats

There is a locked gate a few doors from the shop with pathway leading to shared courtyard area and door opens to hallway, the door to the right opens to the bedsit and the door to the right has stairs leading to the first floor flat

## Bedsit

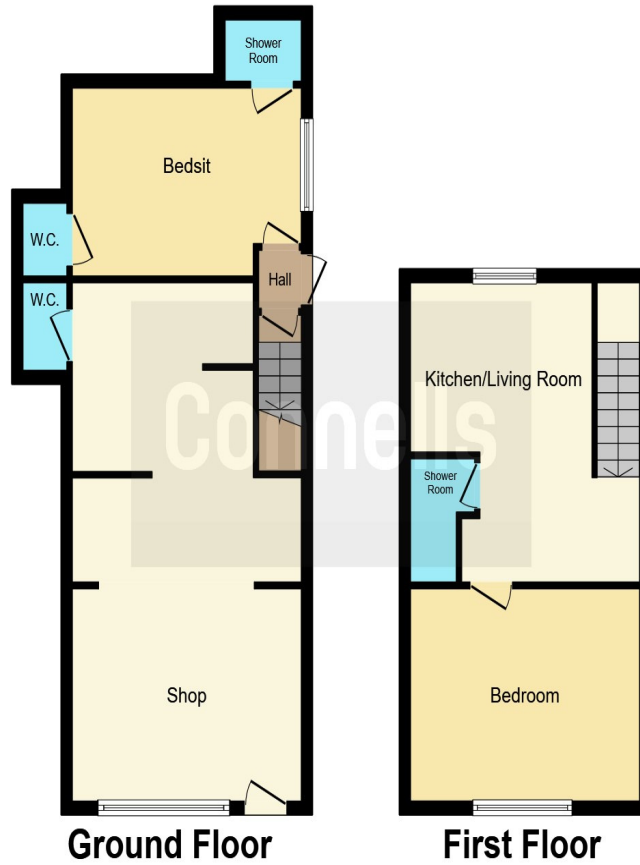
A compact bedsit with bedroom area, kitchenette and facilities. Tenants were paying £200 pcm it is now vacant.

## First Floor Flat

Stairs lead to the first floor with open plan kitchen/living space with door to facilities, window to rear and door to bedroom which has window to the front. The tenants were paying £350 pcm, the flat is currently vacant.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 550 6465**  
**E halesowen@connells.co.uk**

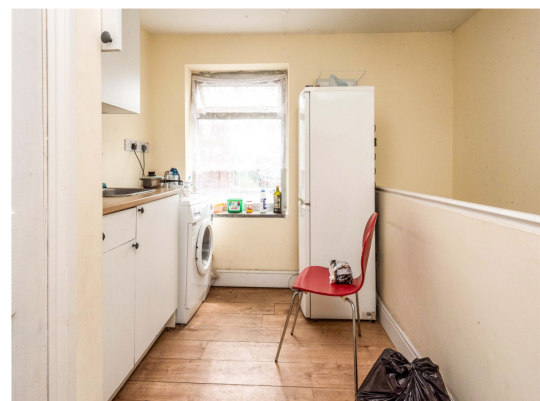
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW314345 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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