



5-6 Long Lane,  
Rowley Regis,  
West Midlands,  
B65 0HT.

Offers in the region of £325,000

All Buildings Great & Small



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FOR SALE - An excellent opportunity for an investor/owner occupier to acquire a vacant freehold office premises occupying a prominent corner position in Blackheath town centre with the benefit of private parking spaces. It also has a separate two storey storage building to the rear.

The property may be suitable for alternative uses subject to obtaining planning consent and building regulations approval. EPC = (E)110.

The accommodation comprises:

GROUND FLOOR:

ENTRANCE LOBBY: 2.15m max. x 2.46m max.

WAITING ROOM: 3.31m x 2.45m

CENTRAL CORRIDOR (FRONT)

RECEPTION OFFICE: 4.57m x 2.75m

BOARDROOM: 3.92m (average) x 4.80m

REAR CENTRAL CORRIDOR: With staircase off to the first floor.

Access to cellar: 3.25m x 3.05m useable space

Access to rear yard, store rooms and car park

INTERVIEW ROOM: 3.82m x 3.26m (plus storage cupboards)

ROOM 7: 3.86m x 3.78m

TEA GALLEY/LOBBY: 1.91m x 3.35m

ROOM 8: 3.92m x 1.97m

ROOM 9: 3.83m x 2.72m

ROOM 10: 4.85m x 3.03m

KITCHEN: 2.12m x 2.85m

LEFT HAND CORRIDOR: Leading to

ROOM 28: 3.84m x 2.78m

ROOM 29: 2.79m x 5.10m

ROOM 30: 2.38m min. (2.76m max.) x 3.08m min. (4.28m max.) Incorporating store cupboard.

ROOM 31: 2.80m x 5.08m

ROOM 32: 2.90m (average) x 4.31m

ROOM 34: 3.90m x 5.07m

ROOM 35: 2.88m (average) x 4.39m

WASHROOM:

STORE CUPBOARD:

GROUND FLOOR NET INTERNAL FLOOR AREA: 208.23 sq.m. (2241 sq.ft.)

## FIRST FLOOR

LANDING:

SIDE CORRIDOR AND FIRE DOOR: Leading to:

ROOM 15 (East): 2.36m x 4.00m

ROOM 15 (West): 3.25m max. (3.10m min.) x 4.34m with store cupboard off

ROOM 16: 3.94m x 4.32m

ROOM 17: 3.73m x 4.24m

ROOM 18: 3.72m x 3.30m

ROOM 19: 1.84m x 2.93m

ROOM 20: 3.89m x 4.56m

ROOM 21: 3.82m x 3.83m

ROOM 22: Private washroom

REAR CORRIDOR: Leading to:

ROOM 23: 4.46m x 3.80m

ROOM 25: 4.47m x 3.79m

ROOM 27: 3.43m x 2.23m

ROOM 12: 3.79m x 3.96m

ROOM 14: 3.90m (average) x 3.96m

MALE WASHROOM

FEMALE WASHROOM

FIRST FLOOR NET INTERNAL FLOOR AREA: 178.37 sq.m.(1919 sq.ft.)

TOTAL OFFICE SPACE: 386.60 sq.m. (4161 sq.ft.)

## TWO STOREY STORAGE BUILDING

GROUND FLOOR: 5.69m x 6.74m

With store below stairs and staircase off

USABLE GROUND FLOOR AREA: 38.35 sq.m.

FIRST FLOOR: 5.69m x 6.74m x 1.45m x 1.04m

USABLE FIRST FLOOR AREA: 39.85 sq.m.

TOTAL FLOOR AREA: 78.2 sq.m. (841 sq.ft.)



# Ground Floor



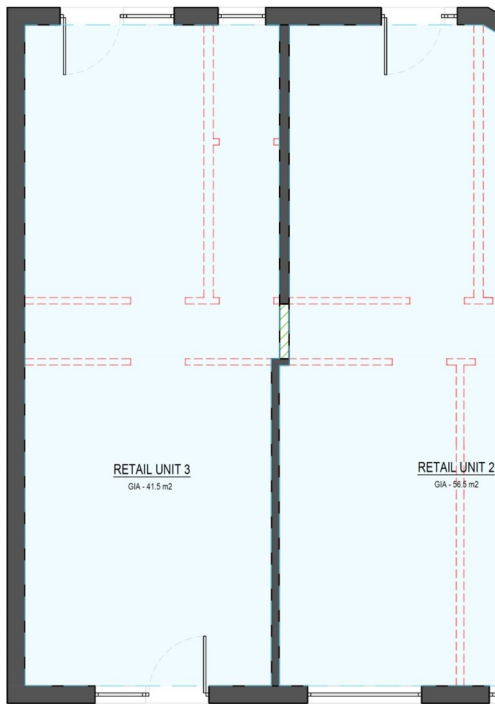
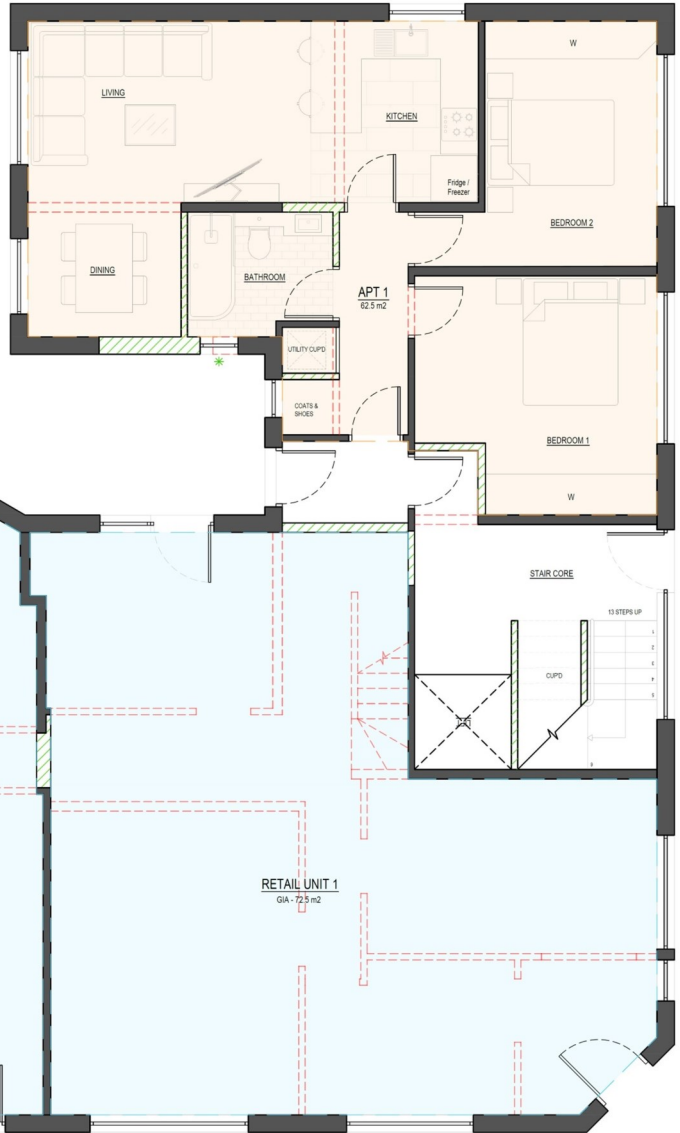
Not to scale. This floor plan is for illustration purposes only.  
The position and size of doors, windows and other features are approximate.

# First Floor



Not to scale. This floor plan is for illustration purposes only.  
The position and size of doors, windows and other features are approximate.

# Proposed Ground Floor



rev.	date	drawn	chk'd
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**Gould Singleton Architects**  
Earls Way, Halesowen, West Midlands, B63 3HR

Tel: 0121 550 0359 Fax: 0121 550 8088  
e-mail: postmaster@gould-singleton.co.uk

number drawn	24-2050/006
date	19.07.24
scales	
checked	PM GSA

Conversion of an Office Block into a Commercial & Residential unit at:  
5 - 6 Long Lane,  
Blackheath, Rowley Regis,  
B65 0JA

## Proposed Floor Plans

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: Areas rounded to nearest 0.25 m2

# Proposed First Floor



A development proposal prepared by Gould Singleton Architects setting out a potential scheme for the conversion of the existing building subject to obtaining all necessary planning consents and Building Regulations approval.  
Drawings Not to Scale.

## **OUTSIDE:**

CAR PARK: Secure rear car park with spaces for several vehicles. Access from Park Street West.

## **NOTE:**

The attached development proposal prepared by Gould Singleton Architects sets out a potential scheme for the conversion of the existing building subject to obtaining all necessary planning consents and Building Regulations approval. If further information is required in relation to these proposals then you should liaise with the architects directly.

## **RATING ASSESSMENT:**

Rateable Value as of 1<sup>st</sup> April 2023 is £32,500. Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

## **TENURE:**

The agent is advised that the property is freehold. However, part of the driveway providing vehicular access from Park Street West to the car park is owned separately by a third party. It is understood that there is a right of way in favour of 5 and 6 Long Lane. The Agent has not checked the legal documentation to verify the legal status of the property or validity of any guarantees. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

## **SERVICES:**

Mains gas, electricity, water and drainage are connected to the main building. A gas boiler heats water filled radiators to the main offices. A further boiler provides hot water. There are also some electric heaters. The store room has electric heating.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

## **VAT:**

All figures quoted are exclusive of VAT. We are advised by the vendor that the property is to be registered for VAT. The agreed purchase price will therefore be subject to VAT .

## **VIEWING:**

Strictly by prior appointment via Agents who hold keys and will accompany prospective purchasers.

## **ANTI-MONEY LAUNDERING REGULATIONS:**

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co. reserves the right to obtain electronic verification of identity.

## **FIND INFORMATION ABOUT A PROPERTY IN ENGLAND OR WALES:**

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

<https://www.findmysupplier.energy>

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>

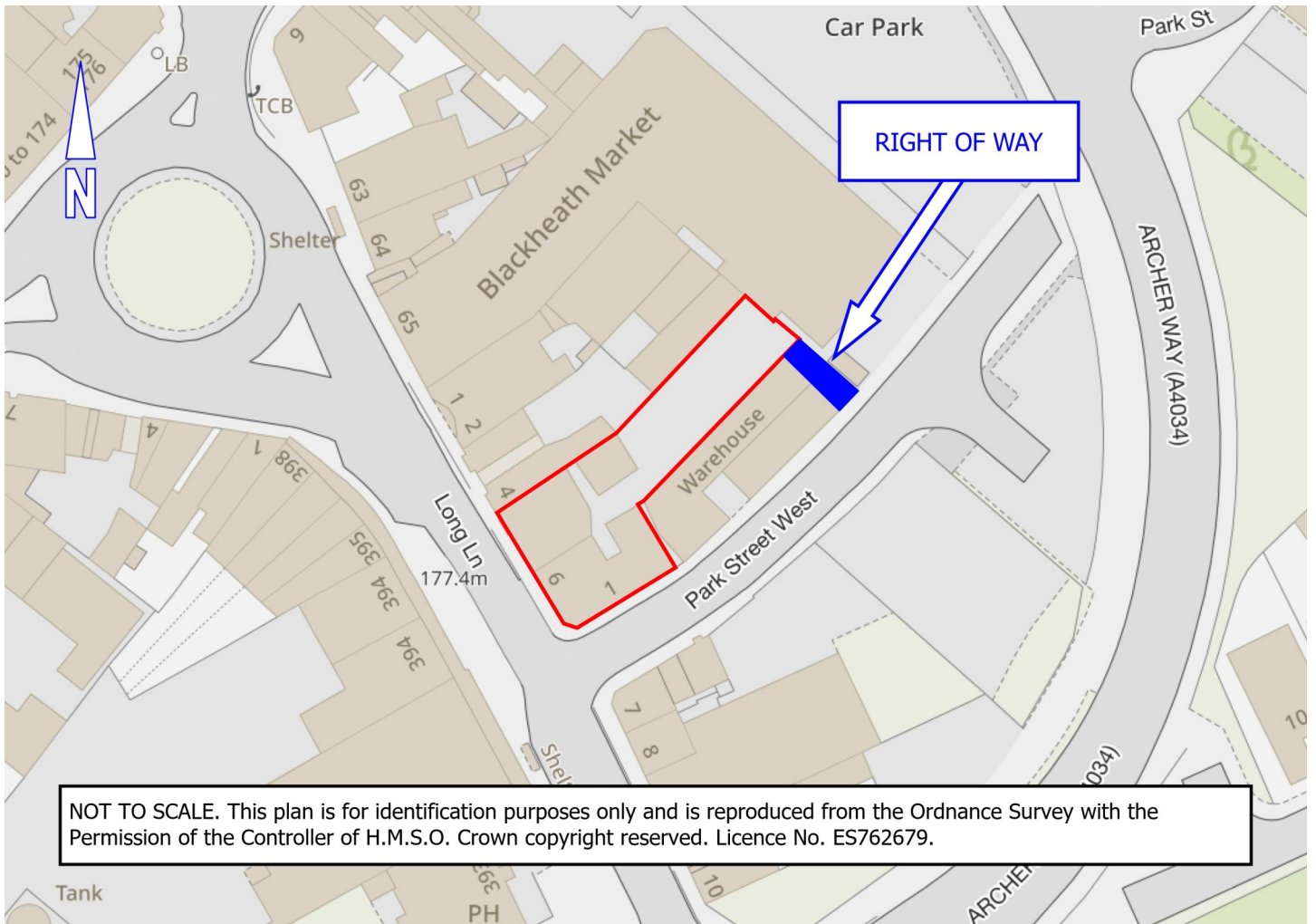
<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>

<https://www.water.org.uk/customers/find-your-supplier>





**Important notices**

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 :** Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT :** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967 :** These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**ISO 9001:2015 :** The management system of Scriven & Co has been registered by Intertek as conforming to the requirements of ISO 9001:2015, applicable to Estate Agency Services—Valuations, sales, lettings and letting management of commercial and residential properties. (REV03:09/23).







- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011 (OPTION 3)
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

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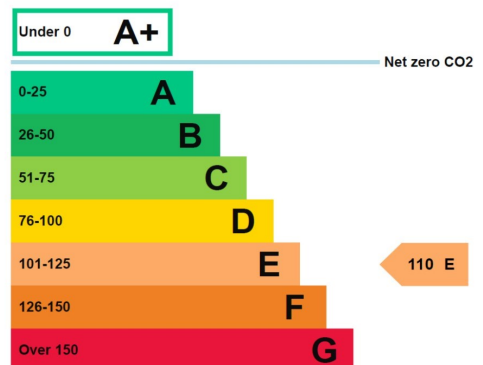
**Energy performance certificate (EPC)**

Sideways 5-6 Long Lane ROWLEY REGIS B65 0JA	Energy rating <b>E</b>	Valid until: 1 January 2030
		Certificate number: 9181-3012-0614-0890-7291

Property type: B1 Offices and Workshop businesses

**Energy rating and score**

This property's energy rating is E.



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