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The **JUKEBOX Shop**

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No. 14

The  
**LEE, SHAW**  
Partnership

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14 High Street  
Lye

**IRON MOTORS** Tel: (01384)  
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14 High Street, Lye, DY9 8JT

For sale freehold. Retail premises with workshop, storage and office space arranged over 3 floors including basement, ground and first floor together with access to loft space. Established high street location. Fitted one-ton goods lift to all 3 floors. At the rear, external access at lower level.

The property is alarmed, has roller shutters to all ground and lower ground floor entrances and windows, and has 3 phase electricity with a current electrical safety certificate.

The gross internal floor area extends to in excess of 3,000sqft.

A number of the attached properties have been partly converted to residential flats giving this premises the potential for similar, subject to the usual local authority planning and building regulation consents.

**Location**

The property is located within an established High Street position with a number of varying traders within Lye, close to Lye railway station and just off the A4036 which links to the Merry Hill shopping centre and Dudley beyond. It is a densely populated area forming part of the West Midlands conurbation. The building occupies a prominent corner position at the junction of High Street, the A458 linking Stourbridge to Halesowen, and Jackson Street, with public car parking to the rear off Lye bypass.

**Description**

The property comprises an end of terrace shop unit which has been greatly extended to the rear with basement at lower level. The premises were previously operated as The Jukebox Shop with an extensive retail area, workshop below and offices and storage above.

The accommodation briefly comprises:

Ground floor currently retail space with staircase to upper floor and further secondary staircase at the rear together with one-ton goods lift to all floors. The majority of the retail area is fitted with slatwall panels.

Gross internal area 1,055sqft (98sqm.)

First floor laid out as offices and storage together with small kitchen and wc. The loft area is accessible via this floor.

There are 2 staircases giving access plus the goods lift.

Gross internal floor area 1,056 sq. ft. (98sqm.)

Basement used as workshop with small kitchen, wc and access to the goods lift plus staircase.

There is a rear door giving access to the outside and large goods entrance to the side. Approximate gross internal floor area 1,054 sqft (98sqm)

Total gross internal area 3,165sqft (294sqm) approximately.





Access exists from Jackson Street to the rear of the property and the goods entrance. The premises holds the only vehicular access, all other properties in the terraced row have pedestrian access only.

### Price Guide

The property is available to purchase freehold, price guide £235,000

### Rateable value

Information obtained online by the valuation office shows the rateable value to be £9,000 in the current list of the 1<sup>st</sup> April 2023. Business rates are payable on this amount but may be subject to small business rate relief. This can be checked with Dudley MBC business rates.

### Tenure

We have been verbally advised that the property is freehold.

EPC rating- G valid until 20<sup>th</sup> February 2025

If the property is to be let it is likely that the energy performance would need to be improved to comply with the current MEES regulations.











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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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