

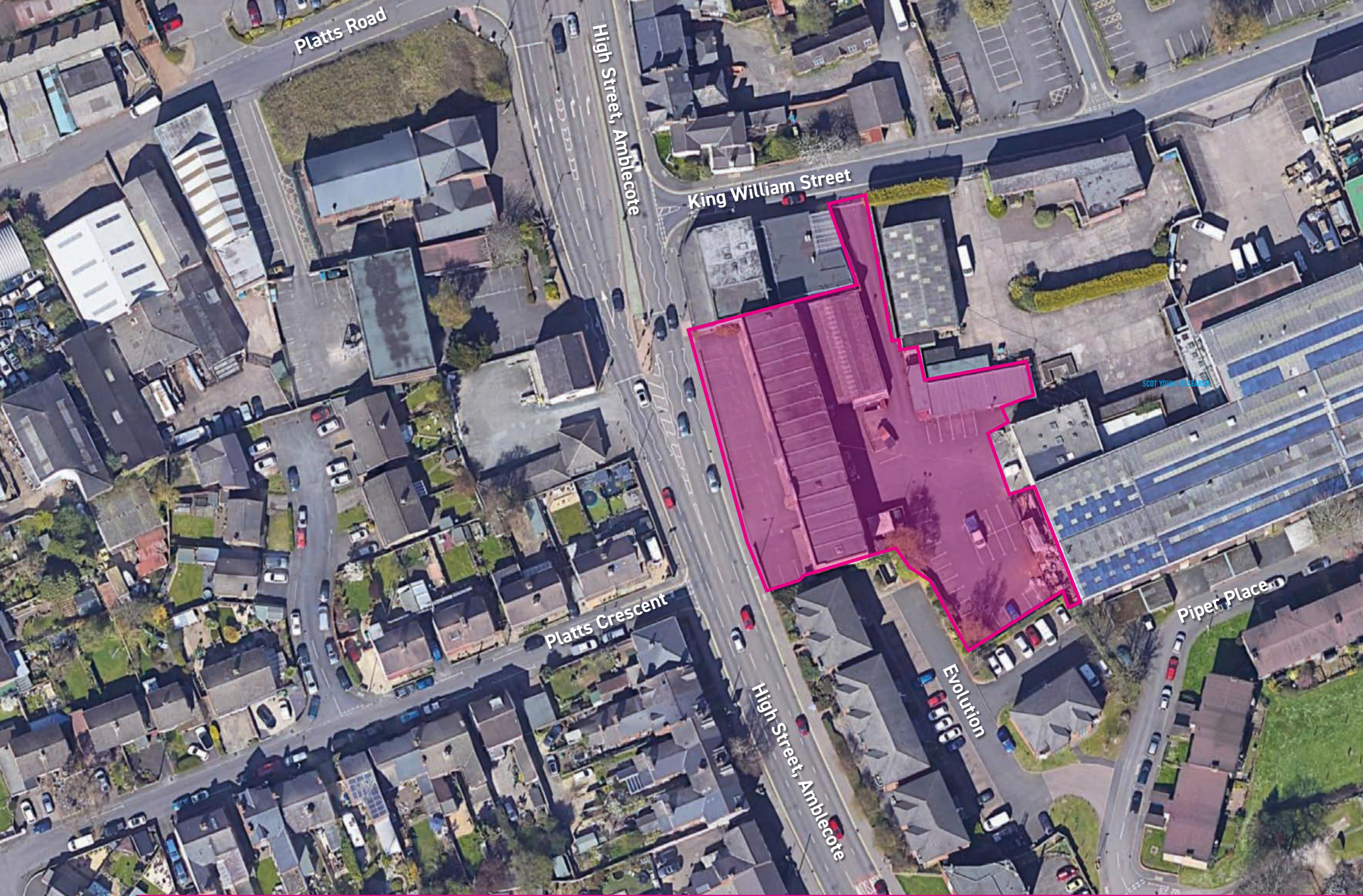
FOR SALE

PART-LET INVESTMENT OPPORTUNITY/DEVELOPMENT OPPORTUNITY
15,244 sq.ft. (1,416m²)



YORK HOUSE
High Street, Amblecote, Stourbridge, DY8 4BT





Platts Road

High Street, Amblecote

King William Street

Platts Crescent

High Street, Amblecote

Evolution

Piper Place

SCOT YOUNG RESEARCH

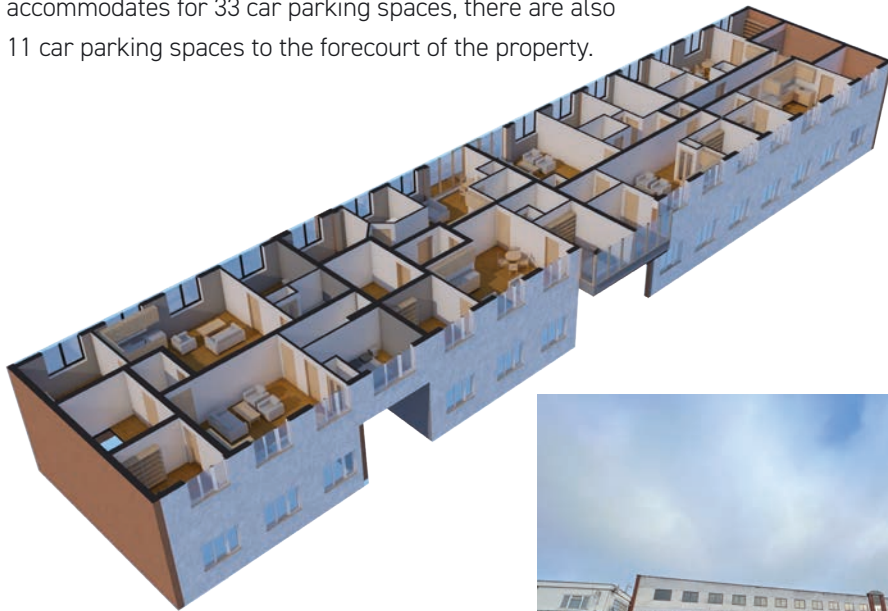
YORK HOUSE, High Street, Amblecote, Stourbridge, DY8 4BT

York House is a part-let investment opportunity comprising of Retail on the ground floor, a warehouse to the rear with two floors of vacant offices on the first and second floors.

Permission has been granted to convert the upper floors to 16no. self-contained apartments comprising of 3 two-bedroom apartments and 13 one-bedroom apartments.

The property is currently producing an income of £63,880 per annum - further details surrounding commercial tenancies available on request.

To the rear of the property is a self-contained car park which accommodates for 33 car parking spaces, there are also 11 car parking spaces to the forecourt of the property.



The front ground floor retail unit of the building is let on a 5-year term expiring on 4th December 2028 with a passing rent of £55,000 per annum. It is currently let to Hobbs Carpets Sales Limited. The unit at the rear of the property is let for £8,880 per annum expiring in March 2025. This unit is currently let to CJB Systems Designs Limited.



Proposed 2nd Floor Layout



Proposed 1st Floor Layout





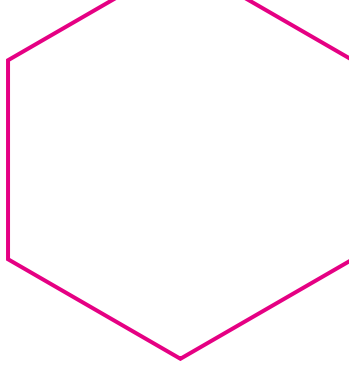
LOCATION

The property is situated in Amblecote which is approximately 1½ miles from Stourbridge Town Centre, as well Merry Hill shopping centre which is only a short drive from the property. York House is well served by buses running from the High Street between Wolverhampton, Dudley, and Stourbridge with easy connections to Birmingham, Bridgnorth and Kidderminster.

Stourbridge Junction Train Station is less than 2 miles away, which has trains running directly to London and Birmingham on a regular basis.



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