




TO LET

PRIME ROADSIDE RETAIL OPPORTUNITY

-  PROMINENT 0.24 ACRE ROADSIDE PLOT FRONTING THE VERY BUSY A4036
-  OVER 20,000 DAILY VEHICLE MOVEMENTS (DEPT 2019)
-  HIGHLY TRAFFICKED ARTERIAL ROUTE

**Pedmore Road, Lye
Stourbridge, DY9 7DZ**

merry hill
approx. 2.1 miles



Lye Town Centre

The Windsor Castle



Oakhill Optical Laboratory



The Shovel Inn

A4036



Stevens
Park,
Wollescote



The
Shovel
Inn

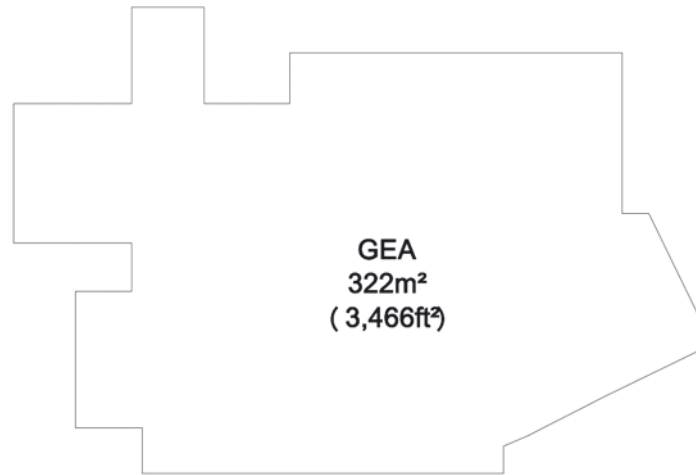
A4036

Pedmore Road, Lye, Stourbridge, DY9 7DZ

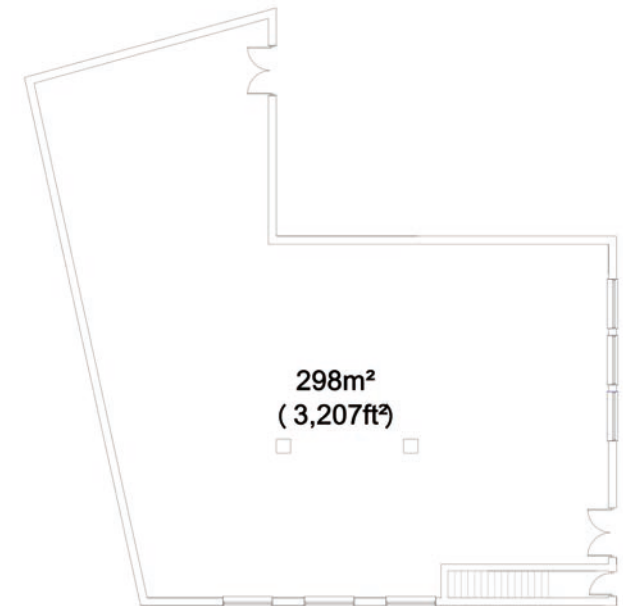
A rare opportunity to occupy a prime roadside retail unit on the busy A4036 (Pedmore Road) which benefits from over 20,000 daily vehicle movements*.

The property presents a number of options including Drive-To and convenience retail (STP). Planning has been granted to install shop fronts and convert the existing ground floor area in to a Retail Unit (DMBC Planning Ref: P17/0450).

The Landlord is willing to present a number of differing options to suit a tenant's requirements (STP). Planning has been granted to create a 3,270 sq ft retail unit.



EXISTING GROUND FLOOR PLAN

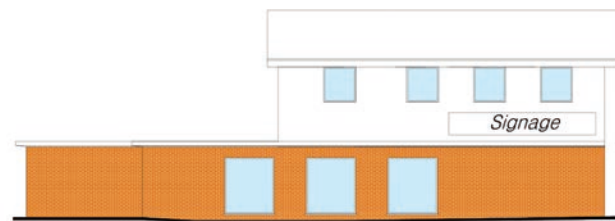


PROPOSED GROUND FLOOR PLAN

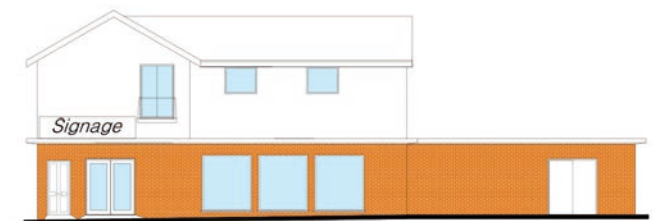


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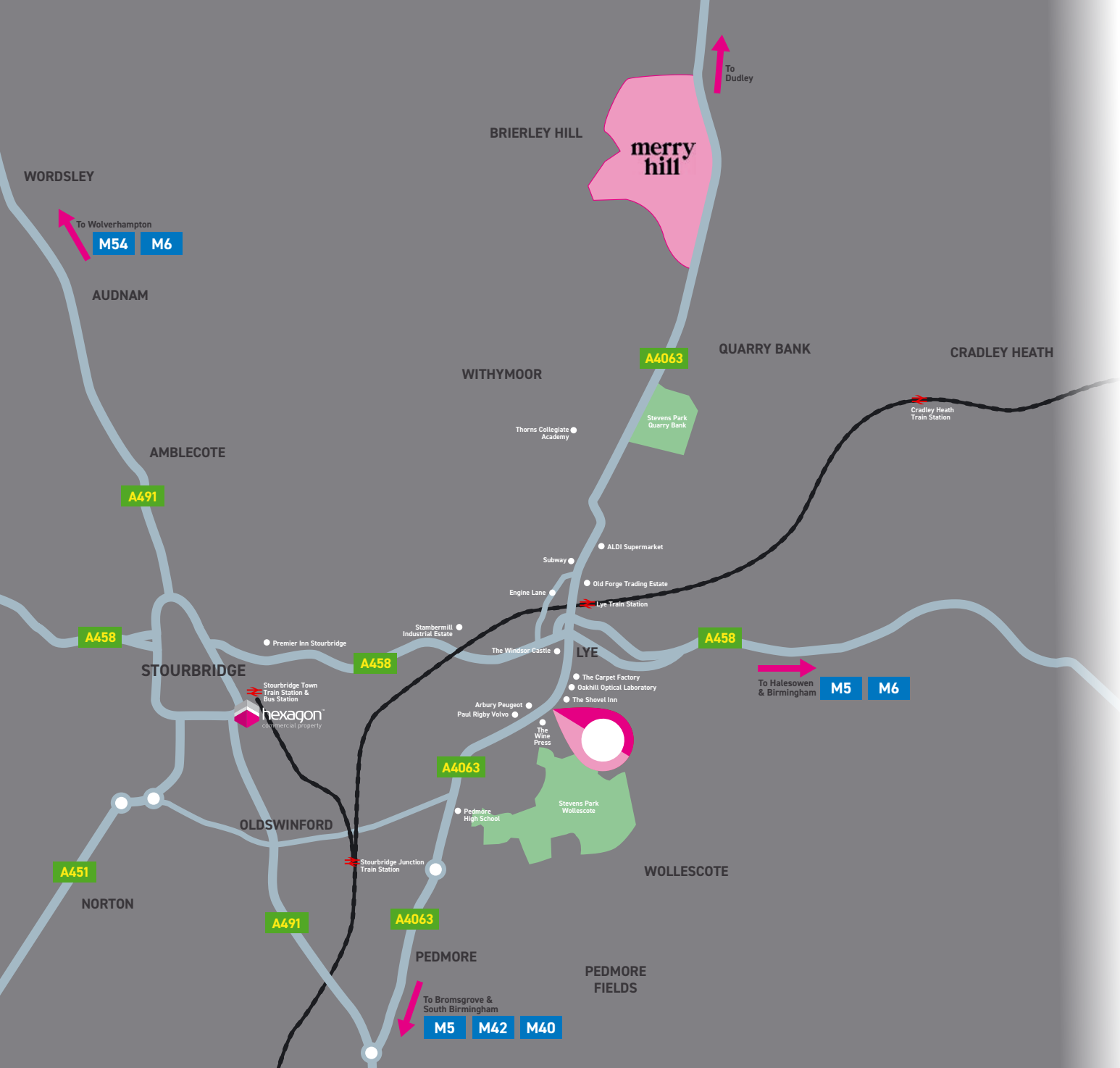
SITE LOCATION PLAN



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



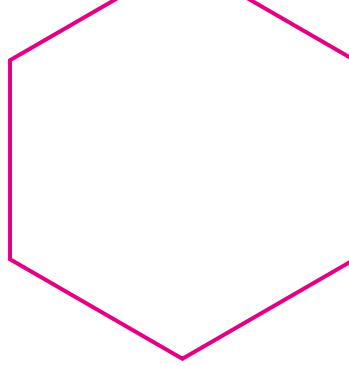
LOCATION

The site is situated on the main A4036 Pedmore Road, approximately 0.36 miles from Lye Train Station, 0.75 miles from Stourbridge Junction Train Station, 1.76 miles from Stourbridge Town Centre, 0.29 miles from Lye Town Centre and 2.1 miles from the Merry Hill Centre.

The property backs onto a housing estate and local businesses and organisations include Pedmore High School, Aldi, The Wine Press, Paul Rigby Volvo, Arbury Peugeot, The Carpet Factory and Oakhill Optical Laboratory in close vicinity.



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worldwide



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