

TO LET

PRIME RETAIL / LEISURE / OFFICE OPPORTUNITY - INCLUDES 2 EXISTING FLATS
2,815 sq.ft. (261.5m²)



19 AUDNAM
Amblecote, Stourbridge, DY8 4AJ



hexagonTM
commercial property

▶ PROMINENT 0.24 ACRE ROADSIDE PLOT
FRONTING VERY BUSY 'A' ROAD

▶ MUCH-USED COMMERCIAL AREA
WITHIN CLOSE PROXIMITY TO TESCO,
PIZZA HUT, LIDL AND VOLKSWAGEN

▶ APPROX 19,000 DAILY VEHICLE
MOVEMENTS (DEPT 2022)

▶ 2 x FIRST FLOOR APARTMENTS

▶ PRIVATE CAR PARK FOR 26 VEHICLES

halfords
autocentre



PROTYRE



Geoff Hill Ltd

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/// locals.healers.quite





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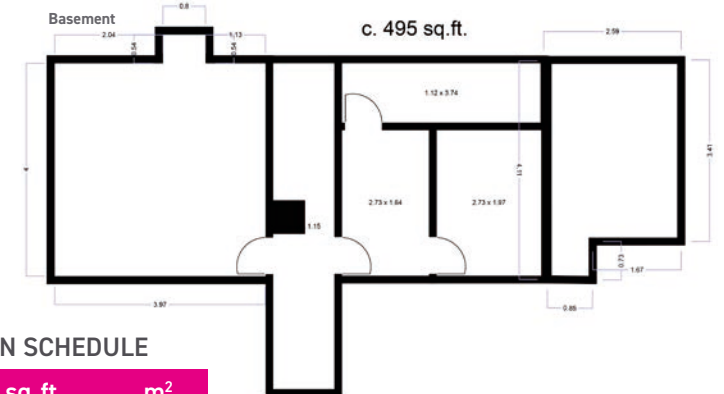
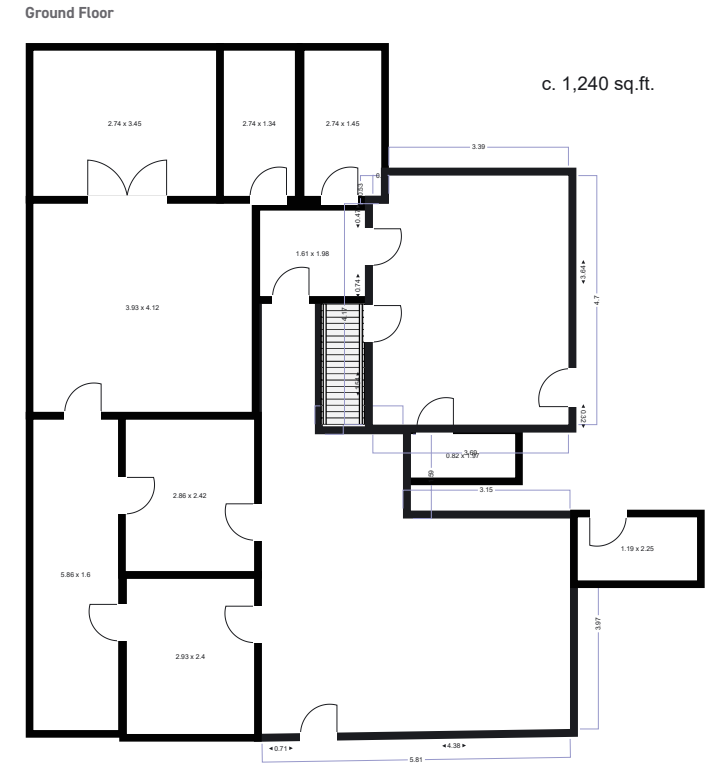
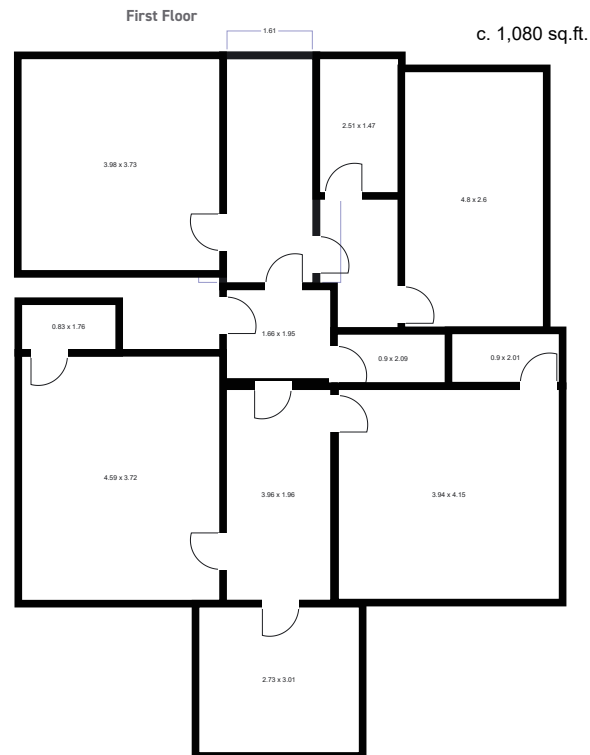
A rare opportunity to acquire a self-contained prominent building on a 0.24 acre plot. The property consists of ground and basement retail / office areas and x2 self-contained flats (currently set up as offices) on the First Floor.

The property presents a number of options including Retail, Leisure or Offices (STP).

We understand the Property currently falls under planning User Class 'E'.

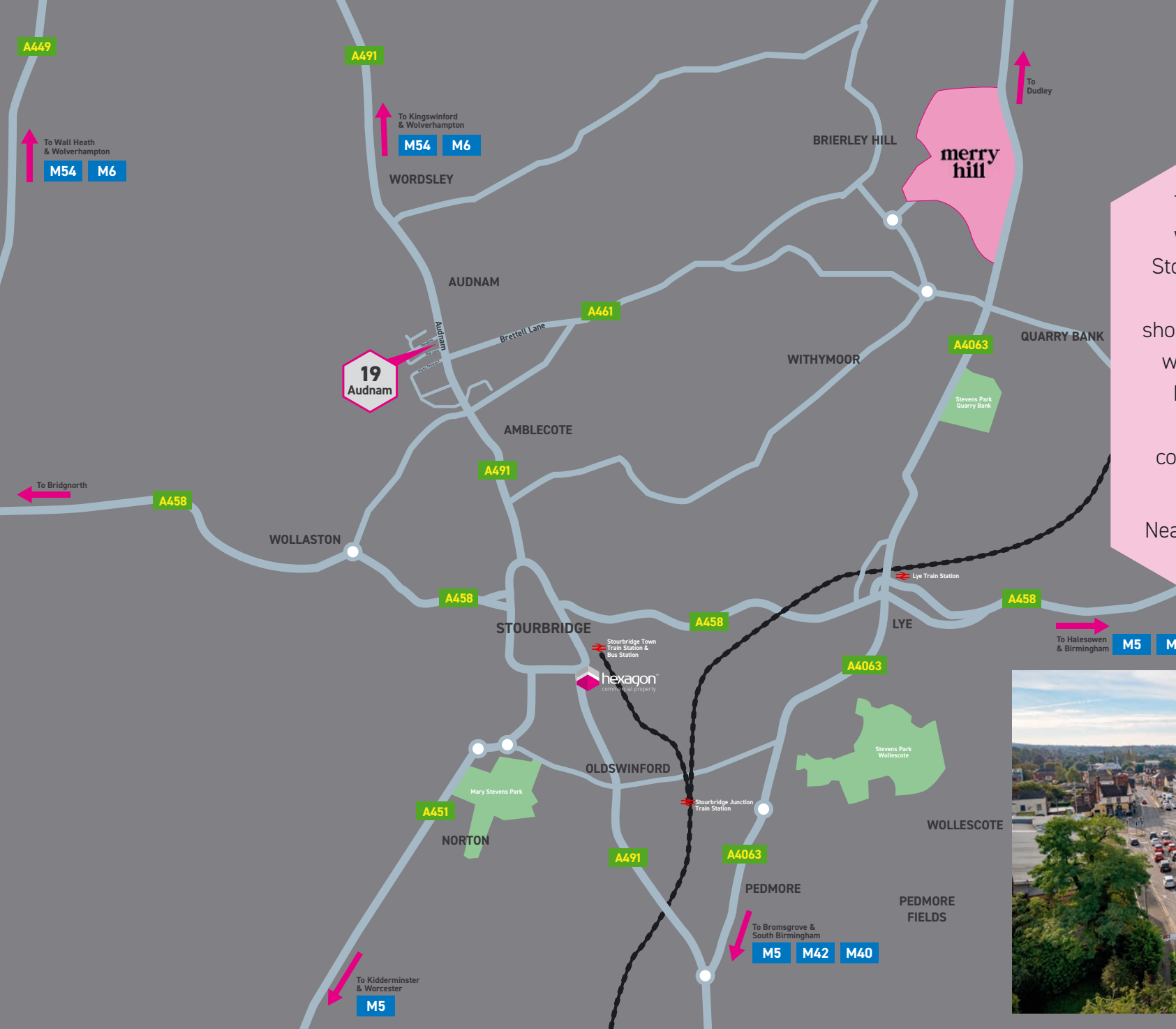


-  Private car park for up to 26 vehicles
-  Air conditioning throughout
-  First floor flats benefit from a separate access
-  EPC – C 63 (*impressive for the building age*)



ACCOMMODATION SCHEDULE

Floor	sq. ft.	m ²
Basement	495	46.0
Ground Floor	1,240	115.2
First Floor	1,080	100.3
TOTAL	2,815	261.5



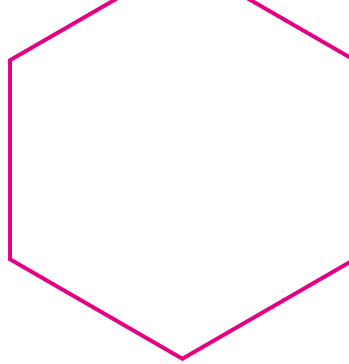
LOCATION

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. Audnam is well served by buses running from the High Street between Wolverhampton, Dudley and Stourbridge with easy connections to Birmingham, Bridgnorth and Kidderminster. Nearby occupiers include Tesco Express, VW, Halfords, Pizza Hut, Lidl and Kidderminster Carpets.





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