



hexagon™
commercial property



- RARE FREEHOLD OPPORTUNITY
- PROMINENT DEVELOPMENT / RE-POSITIONING OPPORTUNITY (STPP)
- SITE AREA - 0.34 ACRES
- PROMINENT ROADSIDE LOCATION

CAR SALES PITCH / INDUSTRIAL

0.34 Acres (0.13 Hectares)

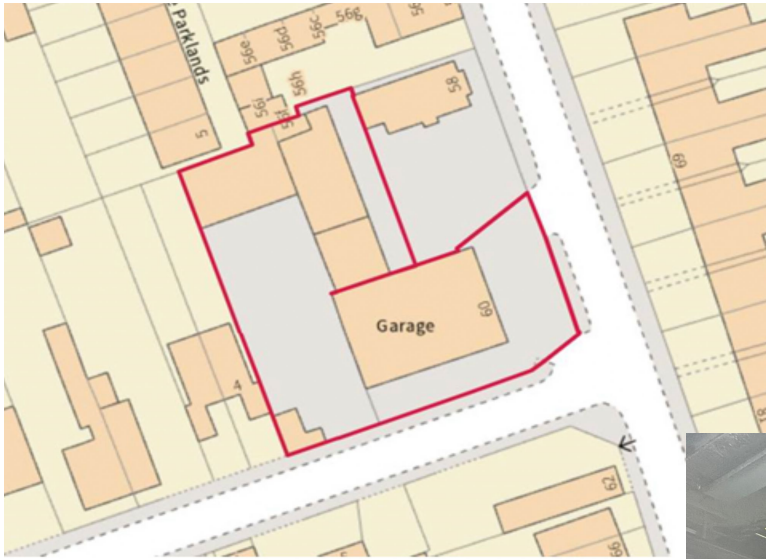
POA

60 Market Street, Kingswinford, DY6 9LE

FOR SALE



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Description

An extremely rare opportunity to acquire a prime 0.34 acre roadside site within the affluent village of Kingswinford. The Property has been in the same ownership for circa 50 years and presents a fantastic opportunity for the purchaser to own / develop (STP) a prime site on the corner of Market Street and Oak Street.

There is a prominent showroom fronting Market Street which has a fully equipped car workshop to the rear which is interconnected and measures 2,791 sq ft in total. To the rear of the 'main building' are x3 self-contained workshop units which are currently let and income producing – please ask the Agent for further details.

Location

The property occupies a prominent position on the busy Market Street (on the corner of Oak Street) in Kingswinford with local and national retailers trading nearby such as Greggs, Specsavers, One Stop and Boots. The A491 is one of the main routes out of Stourbridge leading to Wolverhampton, where it connects to the A449, and one of Europe's largest shopping centres, Intu Merry Hill.

Accommodation

Showroom and Workshop – 2,791 sq ft

Unit 1 – 1,347 sq ft

Unit 2 – 974 sq ft

Unit 3 – 400 sq ft approximately

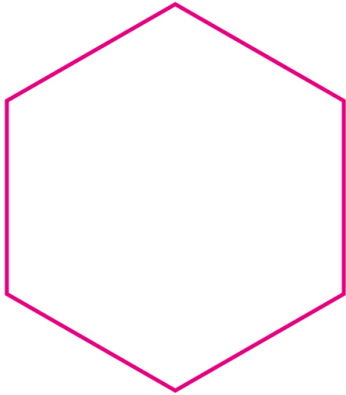
Shared toilet block on site

Rates

Rateable Value - £24,000 Rates Payable - £11,976

Terms

We understand that the Property is to be sold on a Freehold basis.



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Hexagon Commercial Property is a trading name of Lex Allan Limited

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