



hexagon™
commercial property



- RARE FREEHOLD OPPORTUNITY
- SUITABLE FOR A VARIETY OF USES (STPP)
- PROMINENT ROADSIDE LOCATION

RESTAURANT / BAR

2,702 SqFt (251 SqM)

POA

5 Hagley Road, Stourbridge, DY8 1QH

**FOR SALE / TO
LET**



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Description

5 Hagley Road presents an excellent opportunity to acquire a fantastic building which is located on the Hagley Road and next to the Stourbridge Ring Road. Previously operating as a restaurant / bar it offers an excellent accommodation comprising of a large bar / seating area with a first floor seating area. There is also a kitchen fitted with extraction to the rear on the ground floor and multiple toilet facilities across all floors as well as further storage space to the rear and in the basement.

Location

Prominently situated on the busy Hagley Road and next to the Stourbridge Ring Road, the property benefits from strong transport links with Stourbridge Bus Station, and its shuttle bus link to Stourbridge Train Station (4 minute walk), and Stourbridge Train Station itself (1.2 miles) in close proximity. Stourbridge boasts several routes to areas across the West Midlands including Halesowen (6 miles), Wolverhampton (12 miles) and Birmingham City Centre (15 miles). The M5 motorway and its surrounding networks are within 8 miles.

Accommodation

Ground Floor - 1,327 Sq Ft

First Floor - 1,009 Sq Ft

Second Floor - 289 Sq Ft

Basement - 509 Sq Ft

Total - 2,702 Sq Ft

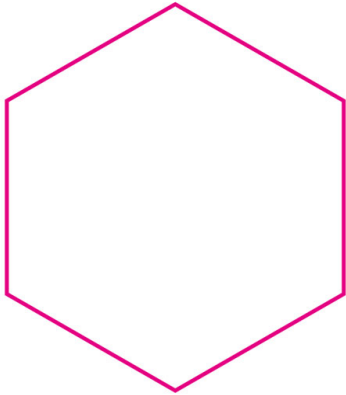
Rates

Rateable Value - £16,250

Rates Payable - £8,108.75

Terms

We are instructed to seek offers in the region of £425,000 for the Freehold interest. The premises are also available to be let by way of a new lease on terms to be agreed.



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info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF

W3W///clock.port.smiles



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