

The Lee, Shaw Partnership

219- 220 High Street

Lye, Stourbridge, West Midlands, DY9 8JX

FOR SALE

For sale: Freehold

Single storey double retail unit in established High Street location.

Location
Located within the High Street, close to Lye Cross in a prominent position close to the traffic lights, Fronting the A458 which links Stourbridge to Halesowen close to its intersection with the A4036 Pedmore Road which links to the Merry Hill shopping centre and Dudley beyond.

It is a densely populated area forming part of the West Midlands conurbation. There is public car parking nearby with access from Lye bypass and also Lye Train Station.

Description
The property comprises a single storey brick built double shop unit with flat roof. The property has traded for many years as a gentleman's outfitters known as Fred Smith Menswear and some of the original fitments and shelving remain.

The accommodation briefly comprises two independent recessed shop front doors and window displays. The shopfronts benefit from roller shutter doors, one being electrically operated.



ADDITIONAL INFORMATION:



The retail space extends to approximately 68.7 sqm and ancillary accommodation to the rear comprises rear office with gas fire and wall mounted gas boiler together with WC and wash basin. There is also a rear store with changing rooms. The conciliary space extends to 26.25 sqm (283 sqft).
Total floor area: 94.95sqm (1022 sqft).

There are radiators and a gas wall boiler which has not been tested. The property is available to purchase freehold.

Price guide £130,000.

Ratable Value
£10,500 in the current rating list from 1st April 2026. Business rates are payable on this amount but may be subject to small business rate relief. This can be checked with Dudley MBC Business rates.

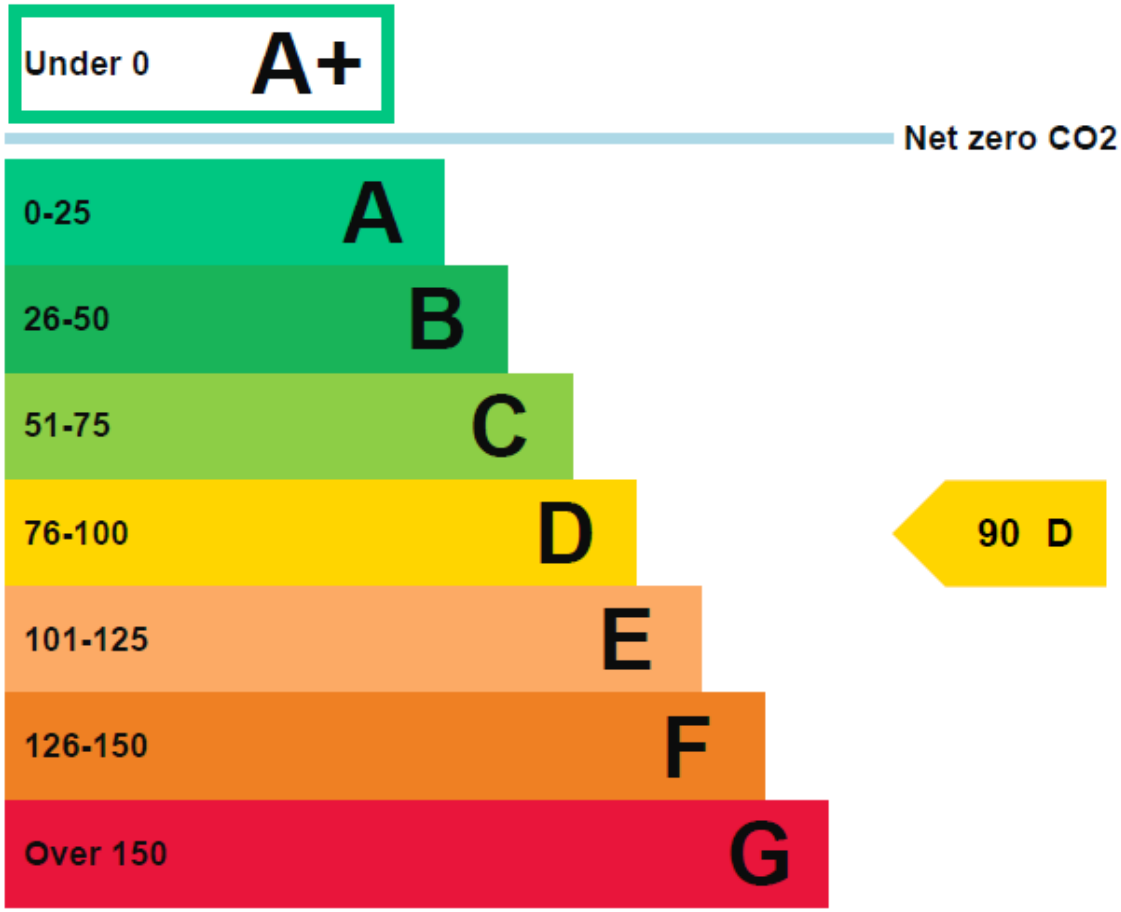
Tenure
We have been advised that the property is freehold.
EPC rating:

If the property is to be let it's likely that the energy performance would need to be improved to comply with current MEES regulations?

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdfcks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.