



hexagon<sup>TM</sup>  
commercial property



- TWO PLOTS OF 1.23 ACRES AND 1.4 ACRES
- ROADSIDE PROMINENCE
- SUITABLE FOR A VARIETY OF USES (STPP)

## LAND

from 1.23 acres ( 0.5 hectares ) to  
2.63 acres ( 1.06 hectares )

from £45,500 per annum

Land at Forge Lane, Cradley Heath

# TO LET



hexagon<sup>TM</sup>  
commercial property



## Description

These two plots of land, available individually or as a pair, are suitable for a variety of uses (STPP) and are prominently located just off the junction of Forge Lane and Lower High Street in Cradley Heath. Plot 1 is approximately 1.23 acres with an asking rent of £50,000 per annum, with plot 2 being approximately 1.4 acres with an asking rent of £45,500 per annum.

## Location

These two plots of land are prominently located just off the junction of Forge Lane and Lower High Street in Cradley Heath. Cradley Heath bus and train station is located on the opposite side of the road with the nearby towns of Cradley Heath (0.5 miles), Halesowen (3 miles) and Stourbridge (3.5 miles) only being a short distance away. The Intu Merry Hill Centre is also 1 mile away from the site.

## Accommodation

Plot 1 - 1.23 acres (0.5 hectares)

Plot 2 - 1.4 acres (0.57 hectares)

## Rates

### Rateable Value

Plot 1 - £13,500

Plot 2 - TBC

Rates payable information should be sought directly from relevant local authority

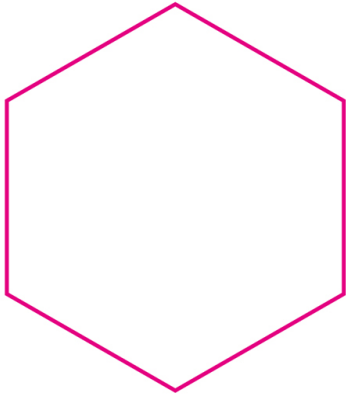
## Terms

Plot 1 - £50,000 per annum

Plot 2 - £45,500 per annum

The premises are to be let by way of new lease on terms to be agreed.





...get social  
with Hexagon

**f** 'Hexagon Commercial Property'

**in** 'Hexagon Commercial Property'

**tw** @HexagonCP

**ig** @HexagonCommercial

...and stay up-to-date with all  
the latest properties  
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

#### MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

[info@hexagoncommercial.co.uk](mailto:info@hexagoncommercial.co.uk)

[www.hexagoncommercial.co.uk](http://www.hexagoncommercial.co.uk)

01384 374888

The Auction House  
87/88 St Johns Road  
Stourbridge  
West Midlands  
DY8 1EH



**hexagon**<sup>TM</sup>  
commercial property