Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS

01384 395 323

42A Vicarage Road, Halesowen, B62 8HU

FOR SALE

WORKSHOP UNIT

SIZE
3,089 SQFT (287 SQM)

FOR SALE
£185,000

TENURE
Freehold

Owner Occupier / Investment Opportunity

Workshop unit with ancillary & office accommodation

Prominent Black Country location

Location

The premises is situated on Vicarage Road, Halesowen which mostly comprises residential terraces. The property benefits from near access to the busy Long Lane, which connects Blackheath and the A458 Mucklow Hill.

Halesowen town centre is c. 2 miles to the south west.

Description

The property comprises a 3 bay vacant workshop unit with ancillary and office accommodation.

The unit is of a timber frame construction, benefits from a 3 phase power supply, translucent roof lights and florescent strip lighting. The unit is accessed via a driveway leading to a large workshop with several ancillary rooms including offices and storage space.

Accommodation (GIA)

Workshop	2,653 SQ FT
Offices	436 SQ FT
TOTAL	**3,089 SQ FT**

For Sale

£185,000

Tenure

Freehold.

V.A.T.

The property is not V.A.T. registered.

Rating Assessment

Rateable value	£6,200
U.B.R.:	51.2p in the £ (2020/2021)

* The property may qualify for 100% small business rates relief.
* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Energy Performance Certificate

Please contact the agent for further details.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson
01384 395 323
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Michael Johnson
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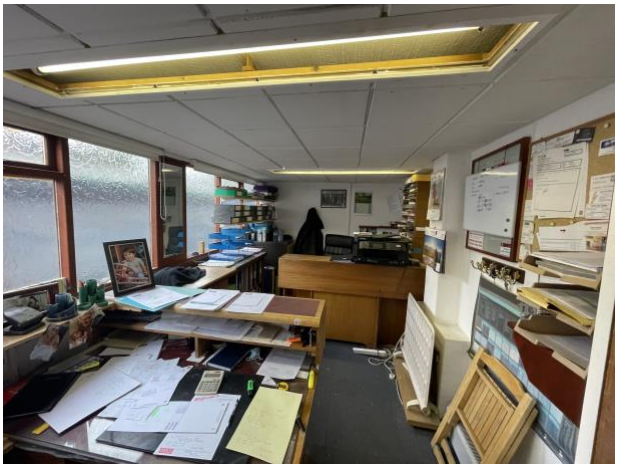

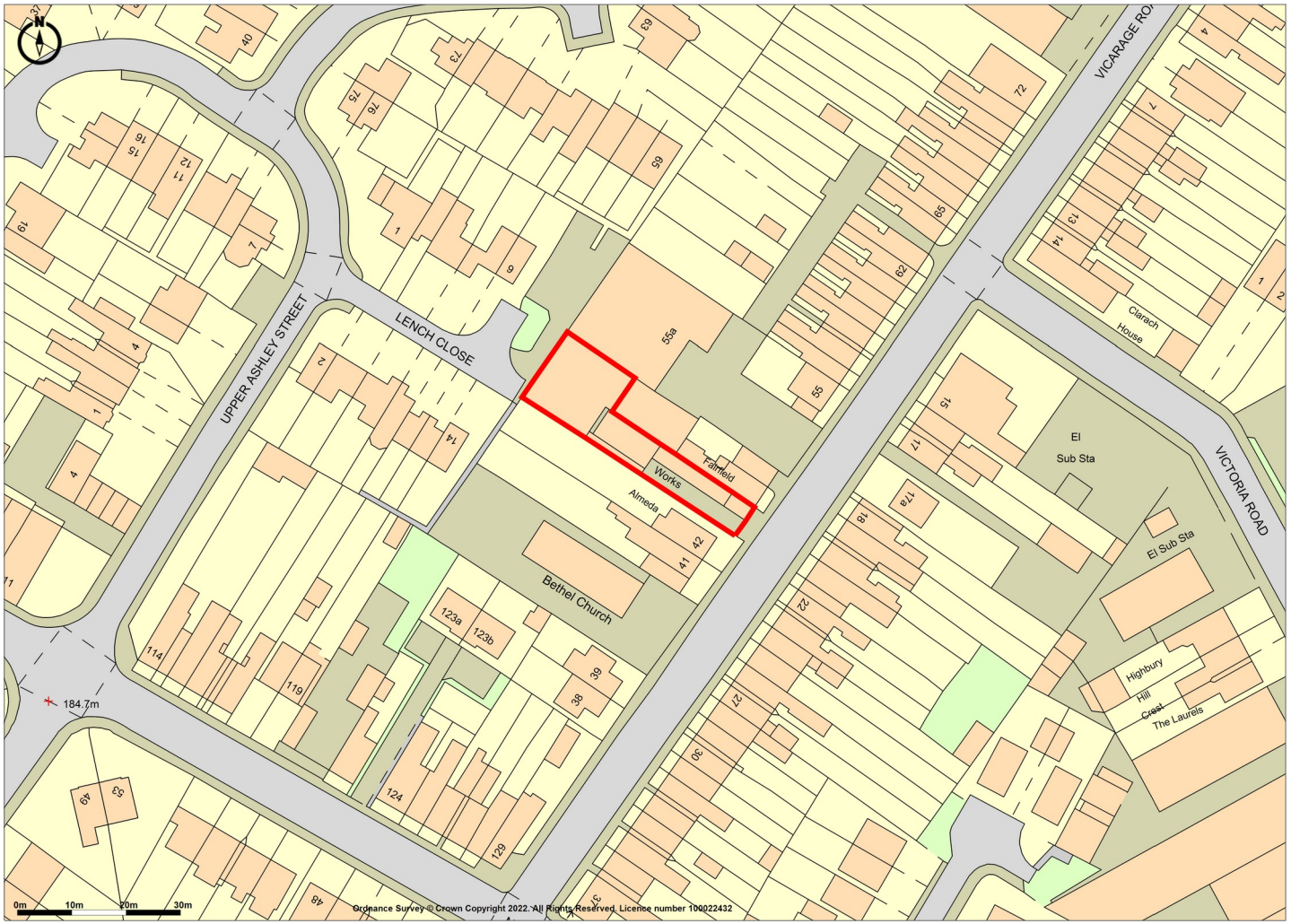

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