

# Prominent Roadside Site

Stourbridge Motors, Audnam, Stourbridge. DY8 4AQ

0.37 acres (0.15 ha)

## FOR SALE

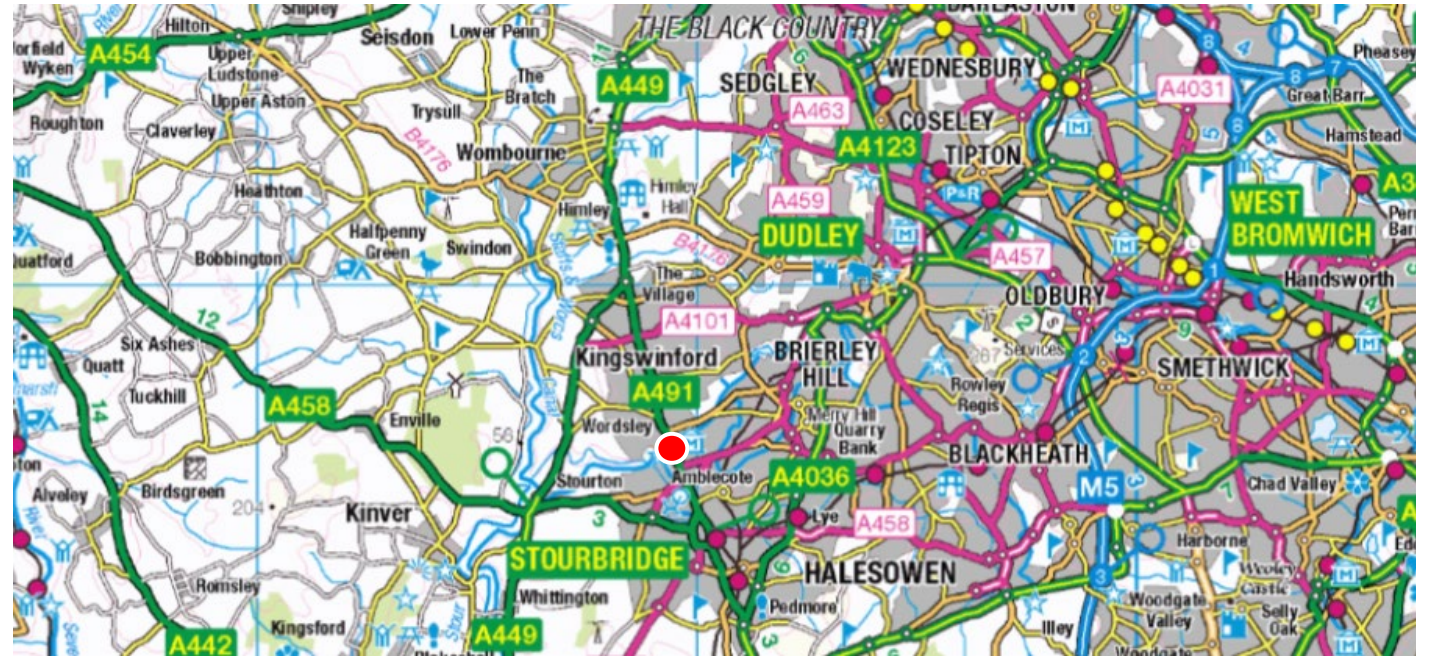
**PRIVATE & CONFIDENTIAL – Staff Unaware**





# Property Summary

- Well-positioned roadside site
- c.25,000 vehicle movements per day
- Regularly shaped
- Situated on arterial route
- Two established access/egress points



## Location & Description

The property is located in Stourbridge, approximately 1.4km directly North of the town's ring road via the A491. Stourbridge is a busy district centre within the Metropolitan Borough of Dudley, lying on the edge of the West Midlands conurbation. The site is accessed directly via the A491 and lies c. 9.5 miles West of Birmingham and 3.5m South West of Dudley.

The site has strong transport connectivity, being situated along the arterial route between Wolverhampton to the North and Hagley and Bromsgrove to the South. Junction 3 of the M5 lies 6 miles to the East South East. Nearby occupiers include Johnsons VW (a large VW dealership and service centre), Halfords Autocentre, Lidl and Tesco Express.

The site is a regularly-shaped rectangular piece of low-density land, approximately 0.37 acres, with a fully tarmacaded surface. There is a small pre-fabricated office on site (which can be easily removed) and the site benefits from separate dedicated entrance and exit drop curbs.

We are advised that electricity, water and foul drainage connections are present on site.





## PROPOSAL

We are seeking offers for the freehold interest in the site.

## PRICE

£650,000 exclusive.

## VAT

The site may be elected for VAT, which may be payable in addition to any agreed purchase price.

## USE

The site is currently used for car sales to visiting members of the public. We believe the site could be suitable for a variety of roadside and commercial uses, subject to planning.



## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## RATEABLE VALUE

The 2023 Rateable Value is £42,250. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

## LEGAL COSTS

Each party is to cover their own legal and surveyor's costs on any transaction.

## VIEWINGS

The site is a trading business, the staff are unaware and therefore **viewings are NOT Permitted** without first discussing with the sole selling agent, Creative Retail.



# Contact

For further information, or to arrange a viewing, please contact Creative Retail's agency team:

Matt Pegg MRICS  
Director  
0121 400 0407  
[matt@creative-retail.co.uk](mailto:matt@creative-retail.co.uk)

To view all our available properties, visit our website:  
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

## EPC

The property does not require an EPC.



**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)