Scriven & Co.
Est. 1937

Commercial Sales



8, Oldbury Road, Rowley Regis, B65 0JN

Offers In The Region Of £165,000

- A former opticians shop ideal for a variety of retail uses
- Freehold shop with first floor treatment rooms
- Prominent town centre location close to Blackheath market
- Close to the new bus interchange (currently under construction)
- Ideal for both investors and business operators
- Available with vacant possession

RICS Regulated by RICS
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An opportunity to acquire a freehold former-opticians shop with first-floor treatment rooms. Available with vacant possession. Prominent town centre location close to Blackheath market. Ideal for both investors and business operators.
EPC: Rating C (63) - Valid until May 2033

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ACCOMMODATION

GROUND FLOOR

RETAIL SHOP: 3.38m x 9.28m
Including staircase off to first floor, suspended ceiling tiles, 2 electric night storage heaters.

KITCHEN: 2.10m x 1.83m (max)
Range of fitted units, stainless steel sink unit, hot water heater, door to the rear yard.

WASHROOM:
W.C. and wash basin.

FIRST FLOOR

LANDING AND INNER LANDING

ROOM 1 (FRONT): 3.40m x 2.37m
Night storage heater, Pvcu double glazed window frame, suspended ceiling tiles.

STORE ROOM: 2.37m x 1.51m
Air conditioning unit

ROOM 2 (REAR): 3.98m x 3.36m (plus door recess)
Electric night storage heater, air conditioning unit, suspended ceiling.

WASHROOM (rear): 2.11m x 2.94m
Wash basin and w.c. Fire escape door to rear yard.

OUTSIDE

SHARED SIDE PASSAGEWAY

REAR YARD

RATING ASSESSMENT:
Rateable Value (from 1st April 2023): £5,100.
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

VAT:
All figures quoted are exclusive of VAT where applicable.

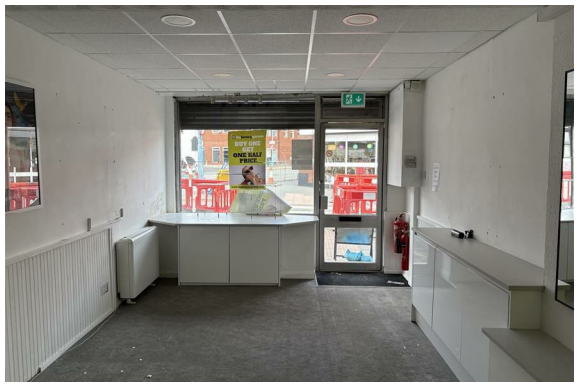
SERVICES AND APPLIANCES:
Mains electricity, water and drainage are connected.
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

VIEWING:
Strictly by prior appointment via Scriven and Co who will meet prospective purchasers at the property by prior appointment.
0121-422-4011 (option 3, commercial)

ANTI-MONEY LAUNDERING REGULATIONS:
In order to comply with Anti-Money Laundering Regulations, any prospective purchaser will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.









Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).

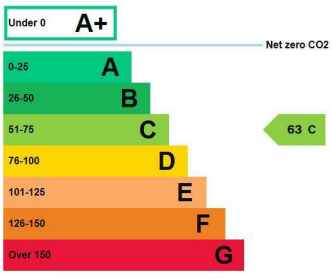






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- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS



Property Reference: 18734001