Scriven & Co.
Est. 1937

Commercial Sales



464, Hagley Road West, Oldbury, West Midlands, B68 0DJ

Offers In The Region Of £299,950

- Extended semi-detached premises offering spacious and flexible accommodation
- Established use as a doctor's surgery
- Prominent main road position
- Forecourt parking for several vehicles
- Suitable for a number of uses, subject to planning permission
- Potential to convert to residential dwelling subject to planning permission

RICS Regulated by RICS
arla naea propertymark
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UKAS MANAGEMENT SYSTEMS 014
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FOR SALE - An opportunity to acquire a former doctor's surgery occupying a prominent position fronting the A456 Hagley Road West with off-road parking. Potential for alternative use subject to obtaining planning consent. EPC = D (89)

ACCOMMODATION

The accommodation is planned on two floors and comprises:-

GROUND FLOOR

ENTRANCE HALL:
Double glazed PVCu windows and doors, gas meter cupboard. Staircase off to first floor.

CONSULTING ROOM 1 (FRONT/LEFT): 3.18m x 3.00m plus bay
Fitted desk and separate work surfaces and base cupboards with sink unit, double glazed PVCu window frames.

RECEPTION AREA: 3.31m min. (3.98m max.) x 5.78m max. plus 1.91m x 1.09m
Two radiators, double glazed PVCu double glazed door to rear garden, bench seating.

DISABLED TOILET: 1.59m x 1.53m
W.C. and wash basin, radiator, PVCu double glazed window.

CONSULTING ROOM 2 (REAR/RIGHT): 3.15m max. (2.65m min.) x 3.95m max. (3.60m min.)
PVCu double glazed window, built-in desk, workspace and base cupboard with sink unit.

COUNTER AREA: 4.20m x 12.525m
Radiators, sliding storage shelving. Lobby leading to:

KITCHEN: 1.35m x 1.10m

WASHROOM: 1.35m x 1.05m
W.C. and wash basin.

FIRST FLOOR

'L' SHAPED LANDING

ROOM 1 (FRONT/LEFT): 3.25m x 3.38m plus bay 2.28m max. (1.10m min.) x 1.32m
Radiators, PVCu double glazed window.

ROOM 2 (FRONT/MIDDLE): 1.80m x 2.28m
Double glazed PVCu window.

ROOM 3 (REAR/LEFT): 3.59m max. (3.21m min.) x 3.21m min.
Radiator, double glazed PVCu window, fitted work surfaces and base cupboards with sink unit, fitted shelving.

ROOM 4 (FRONT/RIGHT): 2.53m x 4.33m
Two double glazed PVCu windows, radiator, fitted desks and shelving.

TOILET:
Low level w.c. and wash basin

SHOWER ROOM: 2.52m 1.55m
Wash basin, shower cubicle, airing cupboard and "Logic" combination boiler.

OUTSIDE:

BLOCK PAVED FORECOURT:
With parking for several vehicles.

REAR GARDEN:
Paved terrace, lawn, small pond.

RATING ASSESSMENT :
Rateable Value (from 1st April 2026): £13,750.
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 if applicable.

SERVICES AND APPLIANCES:
Mains gas, electricity, water and drainage are connected. Heating is provided by a "Logic" combination boiler serving radiators around the property. 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. Any prospective purchaser is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS:
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:
Strictly by prior appointment via Agents on 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.

USEFUL LINKS FOR PROPERTY INFORMATION:

Find information about a property in England or Wales:
https://search-property-information.service.gov.uk

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:
https://checker.ofcom.org.uk

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:
https://www.gov.uk/request-flooding-history

Long term flood risk check of an area in England:
https://www.gov.uk/check-long-term-flood-risk

Service provider information: we would suggest the following:

Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk

EXTRA SERVICES:

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.



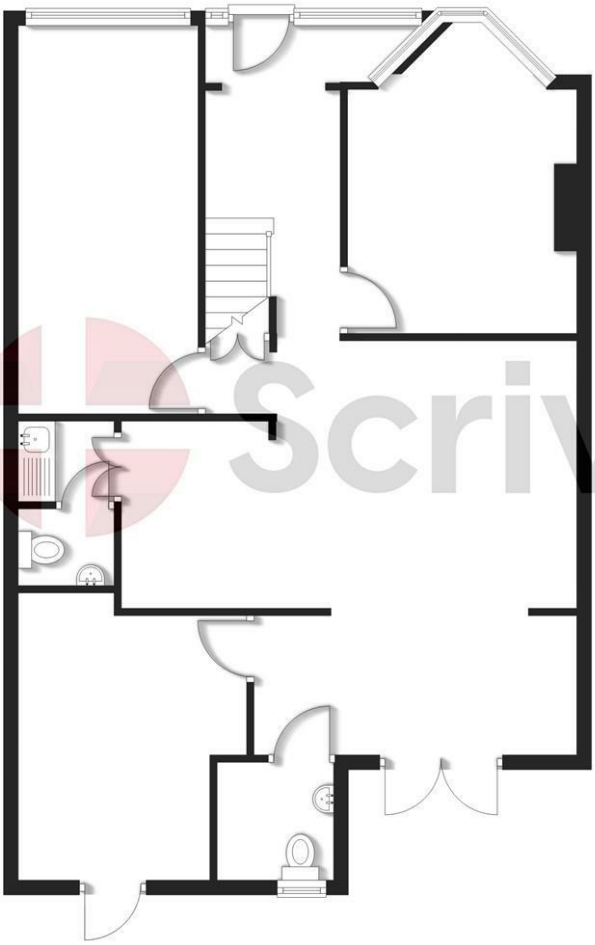




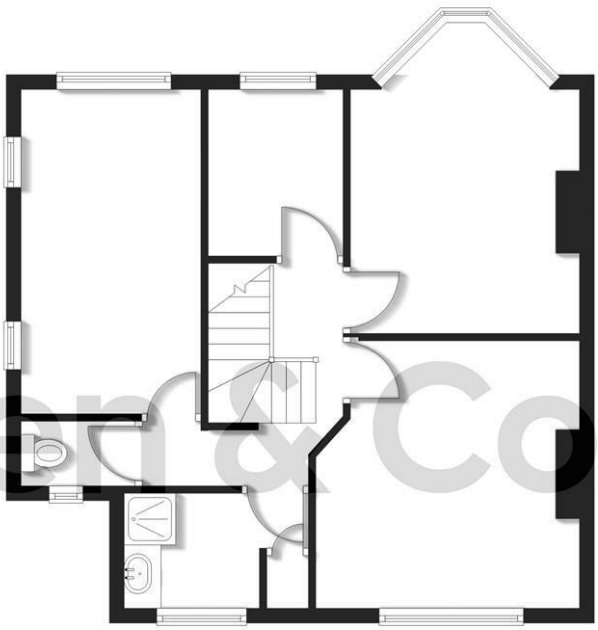


Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however 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).

Ground Floor



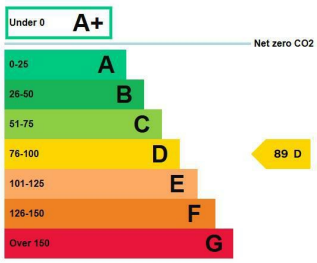
First Floor





Scriven & Co.
Est. 1937

- 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: 18781005