



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**HIGHLY PROMINENT SITE COMPRISING
OF TRADE COUNTER/SHOWROOM
PREMISES WITH WAREHOUSE, OFFICES
AND SECURE YARD**

**19,460 sq ft
on a site of
0.77 acres**



**MUCKLOW HILL/LONG LANE,
HALESOWEN B62 8BW**



- ◆ Highly prominent site and premises with frontage to Mucklow Hill and Long Lane, Halesowen.
- ◆ Suitable for a range of uses (STP).
- ◆ Main arterial route into Birmingham.
- ◆ Generous external areas comprising car parking with fenced secure yard for loading/unloading.

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LOCATION

The property occupies a prominent position at the busy junction of the A458 Mucklow Hill with A4034 Long Lane in Halesowen.

The surrounding area is predominantly residential with a good offering of retail, restaurant, takeaways, dental surgery, post office, café and pubs within the immediate vicinity. B&Q Warehouse and Wickes Trade and DIY are situated nearby.

DESCRIPTION

The site comprises of a showroom with suspended ceiling and inset lighting. The showroom has a glazed front with automatic glazed entrance doors. The construction is of brick elevations and concrete floors. The open plan showroom area leads directly through to rear extension comprising of further showroom space and warehouse with roller shutter access directly on to an adjacent secure and fenced yard with gated access. The roller shutter measures 3.15 m (height) x 2.58 m (width).

At first floor level, the building provides first floor showroom space overlooking the junction of Mucklow Hill and Long lane. At the rear of the showroom area is a mixture of private and open plan offices. The offices can be separately accessed from a rear entry point leading onto the rear car parking area.

Externally, the sites as a whole provides 40 car parking spaces with a loading/unloading area within a secure fenced compound. Parking is available immediately in front of the retail/showroom area and the site is directly accessed off both Mucklow Hill and Long Lane.

ACCOMMODATION

Ground floor Showroom — 6,371 sq ft
First floor Showroom — 6,095 sq ft

Rear Warehouse/Workshop — 5,265 sq ft
First floor Offices over Workshop — 1,442 sq ft

Ancillary — 287 sq ft

Total — 19,460 sq ft

Please contact the agent for further details.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected/or available.

Interested parties are advised to check this position with their advisors/contractors.

SALE PRICE

Please contact the agent for further details.

TENURE

We are advised that the property will be sold on a freehold basis.

Interested parties are advised to make their own enquiries.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Borough Council.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follow:-

Rateable Value: £91,000
Rates Payable: £49,686 (2025/2026)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable.

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

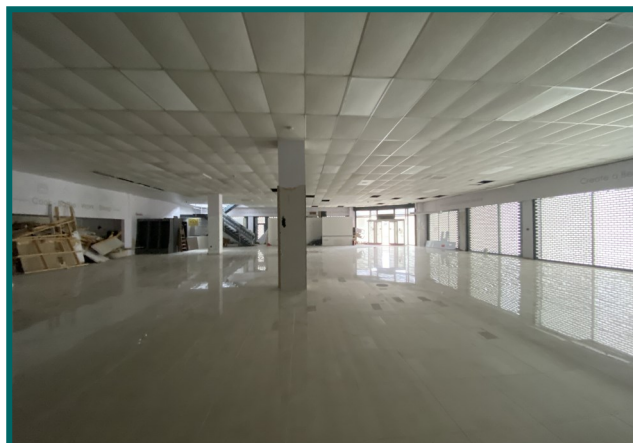
WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/mucklowhill

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended: 05/2025





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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