Scriven & Co.
Est. 1937

Commercial Sales



10, Oldbury Road, Rowley Regis, B65 0JN

Offers In The Region Of £165,000

- A freehold investment property currently rented to hairdressers
- Prominent town centre location close to Blackheath Market
- Close to the new bus interchange

All Buildings Great & Small

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
Realla CoStar

An opportunity to acquire a freehold investment property currently rented to hairdressers. Prominent town centre location close to the Blackheath market and the new bus interchange.
EPC = Rating C (Valid until 5th October 2035)

ACCOMMODATION

GROUND FLOOR

RETAIL SALES AREA:
FRONT: 3.35m max. x 9.35m
REAR: 1.95m x 2.83m min.
Two electric panel radiators. Staircase off to first floor. PVCu door to rear yard.

FIRST FLOOR

LANDING

ROOM 1 (FRONT/RIGHT): 1.98, x 3.98m
Double glazed PVCu window. Slding door to

ROOM 2 (FRONT/LEFT): 2.34m x 3.98m
Double glazed PVCu window.

ROOM 3 (MIDDLE): 3.38m x 3.97m
PVCu double glazed window. Store cupboard opening off.

WASHROOM (REAR): 1.99m x 2.94m
W.C., wash basin with electric instantaneous hot water heater, double glazed UPVCu window

OUTSIDE

SHARED SIDE TUNNEL PASSAGEWAY

REAR YARD

BRICK BUILT STORE

OUTSIDE TOILET

OPEN FRONTED STORE

LEASE:
The tenant who is currently occupying the premises is paying a rent of £10,000.00 (ten thousand pounds) per annum from 1st October 2026. The tenant is holding over from a lease that has previously expired.

RATING ASSESSMENT:
Rateable Value 1st April 2026 is £6,900.00
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.

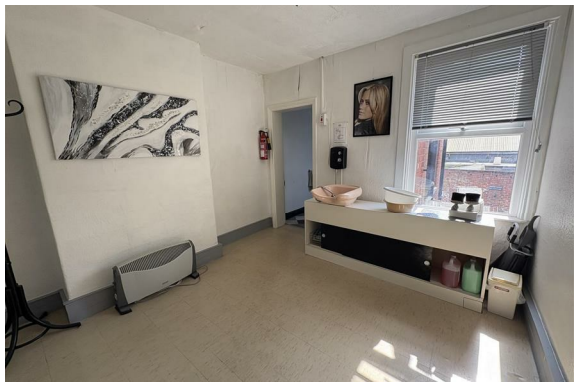
SERVICES AND APPLIANCES:
Mains electricity, water and drainage are connected.
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their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

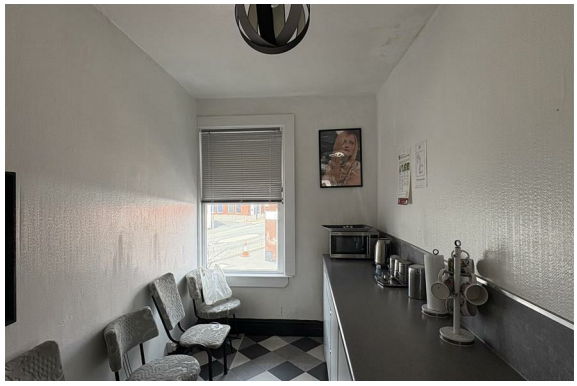
ANTI-MONEY LAUNDERING REGULATIONS:
In order to comply with Anti-Money Laundering Regulations, any prospective purchaser will be required to provide the following:

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.





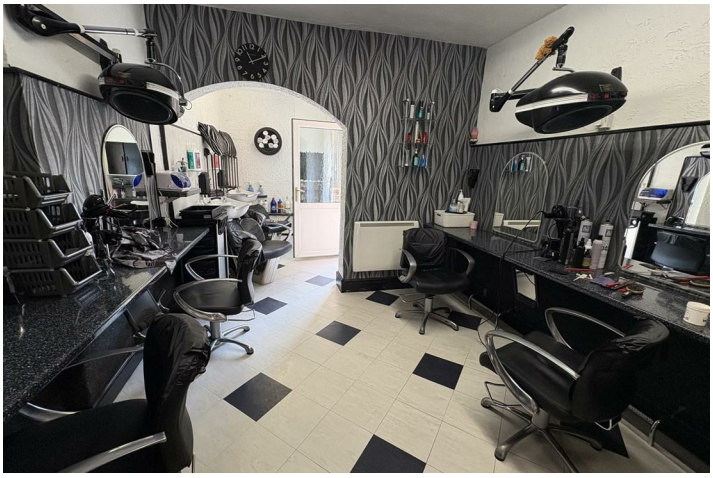




Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however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

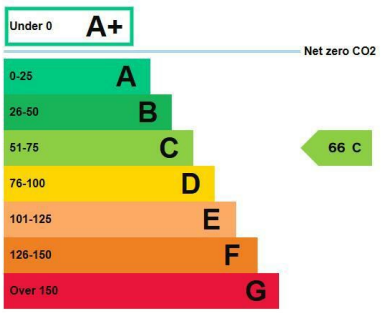






Scriven & Co.
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Property Reference: 18743793