

Oven  
2



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BARBERS

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YEARS  
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GENTS

BARBER SHOP

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# Halesowen Road, Cradley Heath

£160,000 Freehold

SPACIOUS & SECURE Commercial Property

## Description

G&T Properties Are Delighted To Offer This SPACIOUS & SECURE Commercial Property, Complete With Ground Floor Shop, First Floor Salon, Courtyard, And Outbuildings. Currently Operating As A Ladies Salon On The Ground Floor And A Gents Barbers On The First Floor. Situated In A Busy Location Close To Local Amenities & Transport Links, This Property Offers An Excellent Investment Or Development Opportunity.

The Property Comprises:

- Ground Floor Retail Space – Currently Operating As Ladies Salon
- Kitchen To Rear Of Ground Floor
- Bathroom With W/C
- Extended To Rear Providing Additional Space
- Courtyard With Brick Outbuildings
- Side Access To Property
- First Floor – Currently Operating As Gents Barbers Shop
- Boiler Room With Sink
- Separate W/C
- Attic Space Offering Additional Storage Or Development Potential

Additional Features:

- Roller Shutters To Front, Rear & Windows Providing Maximum Security
- Fully Alarmed
- Gas Supply & 3-Phase Electric Installed



- Prime Location
- Excellent Development Opportunity

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Why Pay More For The Same Buyer???

1- Money Laundering Regulations - Intending Purchasers Will Be Asked To Produce Identification And Financial Documentation At Any Offer Acceptance Stage And Prior To The Property Being Marked SSTC.

2- These Particulars Do Not Constitute Part Or All Of An Offer Or Contract.

3- The Measurements Indicated Are Supplied For Guidance Only And As Such Must Be Considered Incorrect. Potential Buyers Are Advised To Recheck The Measurements Before Committing To Any Expense.

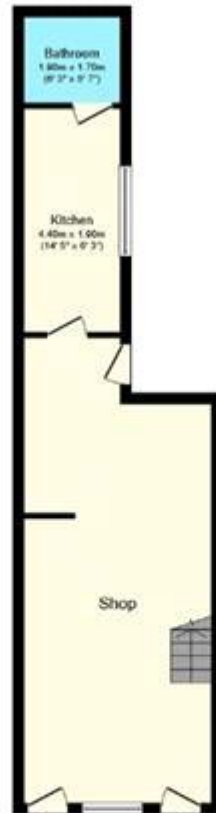
4- G&T Properties Has Not Tested Any Apparatus, Equipment, Fixtures, Fittings Or Services And It Is The Buyers Interests To Check The Working Condition Of Any Appliances.

5- G&T Properties Has Not Sought To Verify The Legal Title Of The Property And The Buyers Must Obtain Verification From Their Solicitor.

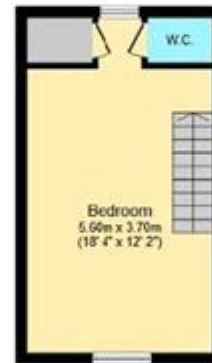
Tenure: Freehold

## **Tenure**

Freehold



**Ground Floor**  
Floor area 43.5 sq.m.  
(468 sq.ft.)



**First Floor**  
Floor area 24.4 sq.m.  
(263 sq.ft.)

**Total floor area: 67.9 sq.m. (731 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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