



Mill House, High Street, Kinver, Stourbridge. DY7 6ER

 midcalfnicholls

01384 878000

www.midcalf-nicholls.com



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Offers around £279,950

Overview

Enjoying a prominent location, on the fringe of the thriving village centre, the sale of these attractive, double-fronted commercial premises presents a rare opportunity for either the investor or owner-occupier. The property is well suited to a wide variety of usage and detailed inspection is recommended to appreciate the full scope.

The accommodation, with gas central heating and double glazing, briefly comprises: reception hall, six offices, downstairs and upstairs toilets and kitchen

The accommodation in more detail comprises:

Outside

Pathway leads to the front entrance door with raised flower beds to the left and paved area to the right.

Reception hall

Double glazed window to the front, radiator and doors into back hallway and office 1.

Office one 16'1" x 15'4"

Double glazed window to the side, air conditioning unit, two radiators, two doors into hallway and door into office two.

Office two 10'2" x 7'3"

Double glazed window to the front and radiator.

Office four 11'9" x 10'3"

Double glazed window to the front, radiator and a range of fitted desks and drawers.

Office five 13'2" x 7'10"

Double glazed window to the front, radiator and air conditioning unit.

Office six 18'0" max x 11'7" max

Two double glazed windows to the side, two radiators, air conditioning unit and loft access hatch.

Rear of property

There is a pathway at the rear which leads onto Legion Drive.

Viewing

Strictly by prior appointment with the sole agents, Midcalf Nicholls.
Contact our Kinver office on 01384 878000

Directions

From the Stourbridge ring-road take the A458 exit (Enville Street) signposted for Bridgnorth. At the junction with the A449 turn left and then immediately right, following the signposts for Bridgnorth and Kinver. Approximately ½ mile from this junction, turn left into Hyde Lane, following the signpost for Kinver. At the junction turn left into Enville Road. The property will be found on the left, shortly after Edgecliffe School, on the corner of Legion Drive.

Rear hallway

Stairs to first floor and door into kitchen and downstairs WC.

Kitchen 8'8" x 5'10"

A range of base units with worksurface over incorporating a single drainer sink. Space and provision for a dishwasher. Double glazed window to the rear and side and radiator.

Downstairs WC

Two low flush WC's in cubicles, wash hand basin in vanity unit with tiled splash back, two double glazed windows to the side, radiator and two storage cupboards

Landing

Double glazed window to the rear, radiator, air conditioning unit, loft access hatch and doors to offices three to six.

Office three 11'8" x 10'3"

Double glazed window to the side, air conditioning unit and radiator.

Business rates

The rate payable to South Staffordshire District Council is £1750.00 last annum.

Services

All mains services are connected to the property, subject to the usual transfer arrangements.

Tenure

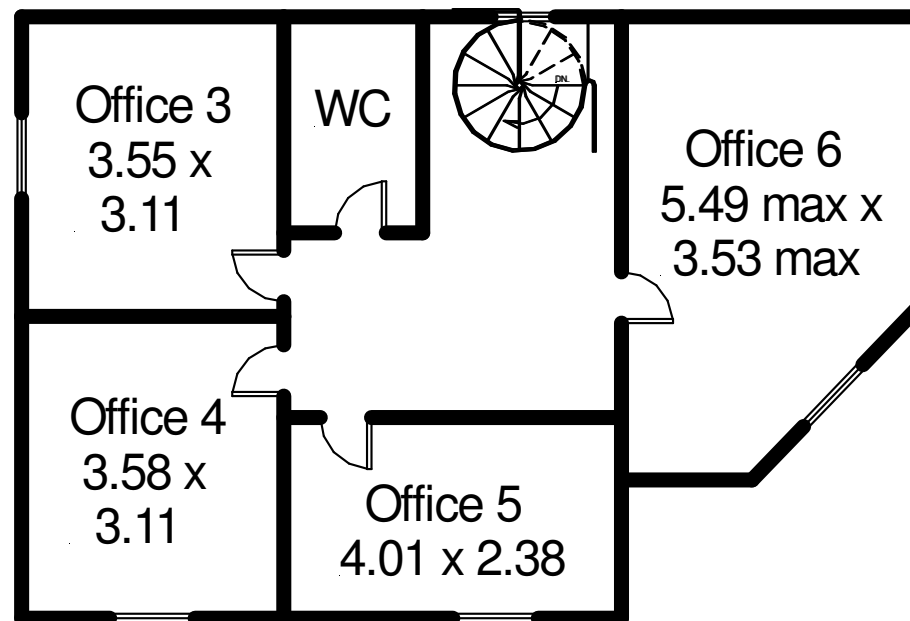
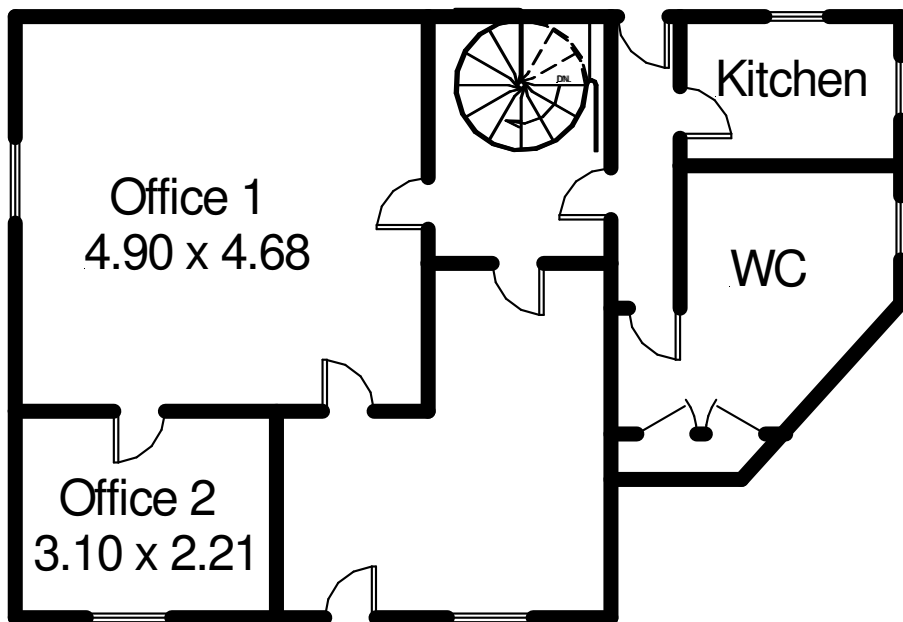
We understand the property to be freehold. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Purchasers are advised to obtain verification from their Solicitors.

Commercial loans

We are pleased to offer completely *independent financial advice*, without cost or obligation. Please contact us to arrange an appointment.

Valuations

Free market appraisals are available, without obligation, on request.



IMPORTANT NOTE – The Property Misdescriptions Act 1991

We make every reasonable effort to ensure that our sales particulars are as accurate and informative as possible. It is however, essential to note that we have not conducted a survey of the property. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for the purpose. Purchasers are advised to commission appropriate, specialist reports, prior to exchange of contracts, on matters of importance to them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may 'however' be available by separate negotiation. Purchasers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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