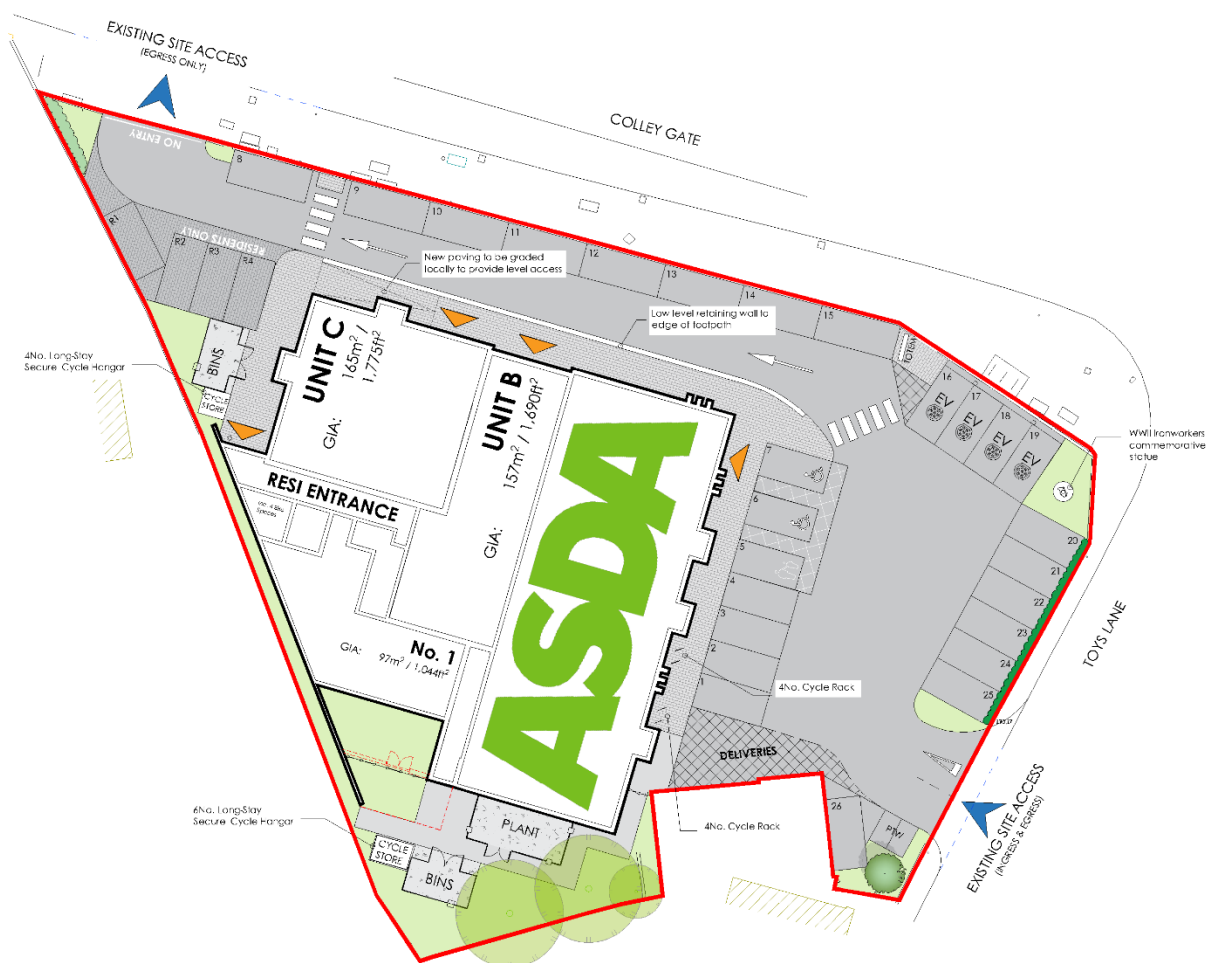


LEASEHOLD OFFERS INVITED – 2 X RETAIL UNITS ADJACENT TO PROPOSED ASDA EXPRESS CONVENIENCE STORE

RETAIL UNITS B & C, COLLEY GATE, HALESOWEN, WEST MIDLANDS, B63 2BU

*****AVAILABLE FOR OCCUPATION FROM 2027*****



- Exciting retail opportunity situated in Colley Gate, Halesowen anchored by an Asda Express convenience store
- Strong roadside location with over 15,000 daily vehicle movements
- Available by a way of a new lease
- Site to be delivered by Q2 2027
- Unit B – Class E(a) Use – 1,507 sq. ft
- Unit C – Class E(b) Use – 1,775 sq. ft

Location

Halesowen is a well-established town within the Metropolitan Borough of Dudley in the West Midlands, positioned approximately 9 miles southwest of Birmingham, 6 miles north of Stourbridge, and 4 miles east of Dudley. The town benefits from excellent regional connectivity, with convenient access to the A458, A456, and M5 (Junction 3), providing direct routes to Birmingham, Worcester, and the wider motorway network. Halesowen functions as a busy suburban centre with a strong residential catchment, a mix of national and independent retailers, and a range of community, leisure, and educational facilities.

The site is located in Colley Gate, Halesowen, West Midlands (B63 2BU) and is currently occupied by the former Wilson Hall Social Club, which originally opened in 1968. It occupies a prominent position fronting both Colley Gate and Toys Lane, set within a well-established and predominantly residential neighbourhood. The property lies approximately 1.6 miles from Halesowen Town Centre, providing convenient access to a wide range of local amenities, schools, and community facilities.

The surrounding area comprises a mix of residential dwellings, small independent retailers, takeaways, convenience stores, and community uses typical of a suburban local centre.

Property Description

Two new commercial units, available in 2027.

Accommodation

Two new convenience retail units (Use Class E) will be available to let from 2027 as part of the refurbishment of the former Wilson Hall building. The units will provide modern, flexible accommodation suitable for restaurant, café or retail use.

Unit B offers approximately 140m (1,507ft), and Unit C provides approximately 165m (1,775ft). Both units benefit from prominent frontage to Colley Gate and Toys Lane, with strong visibility to local footfall and passing traffic.

Externally, the building will undergo light enhancement works to create attractive, contemporary shopfronts. Improvements include the installation of curtain wall glazing, selective modern cladding, and repointed brickwork using a lighter mortar to refresh and

brighten the elevations. These upgrades will ensure the units present a clean, modern appearance while retaining the character of the original structure.

Only Units B and C are being offered to the market.

Tenure

The premises are available on a new lease, with rent and terms to be agreed, subject to landlord's consent.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Planning Portal -

<https://planning.agileapplications.co.uk/dudley/application-details/74661>

Services

We understand the property will be connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Business Rates and Council Tax

To be assessed.

VAT

VAT will be applicable on the letting of this property.

EPC

To be assessed.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

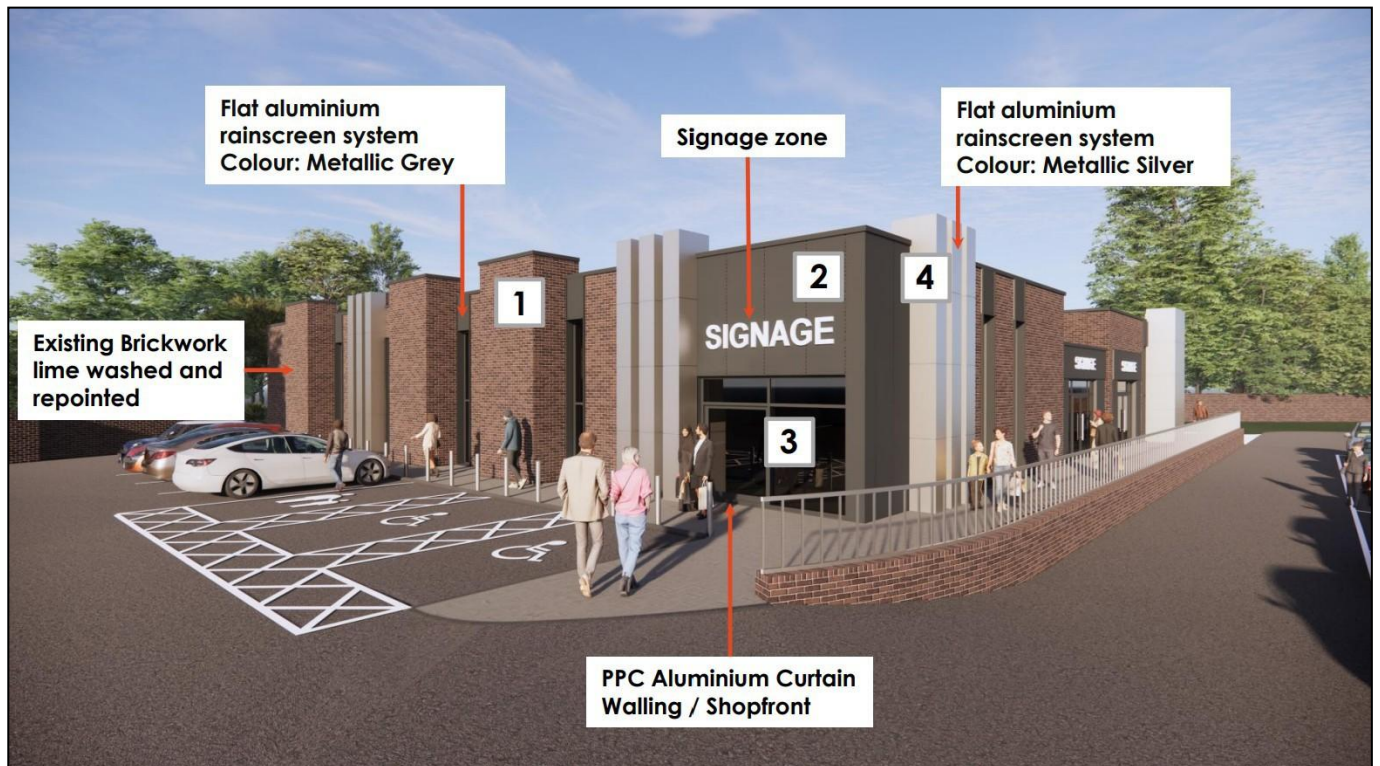
Enquiries



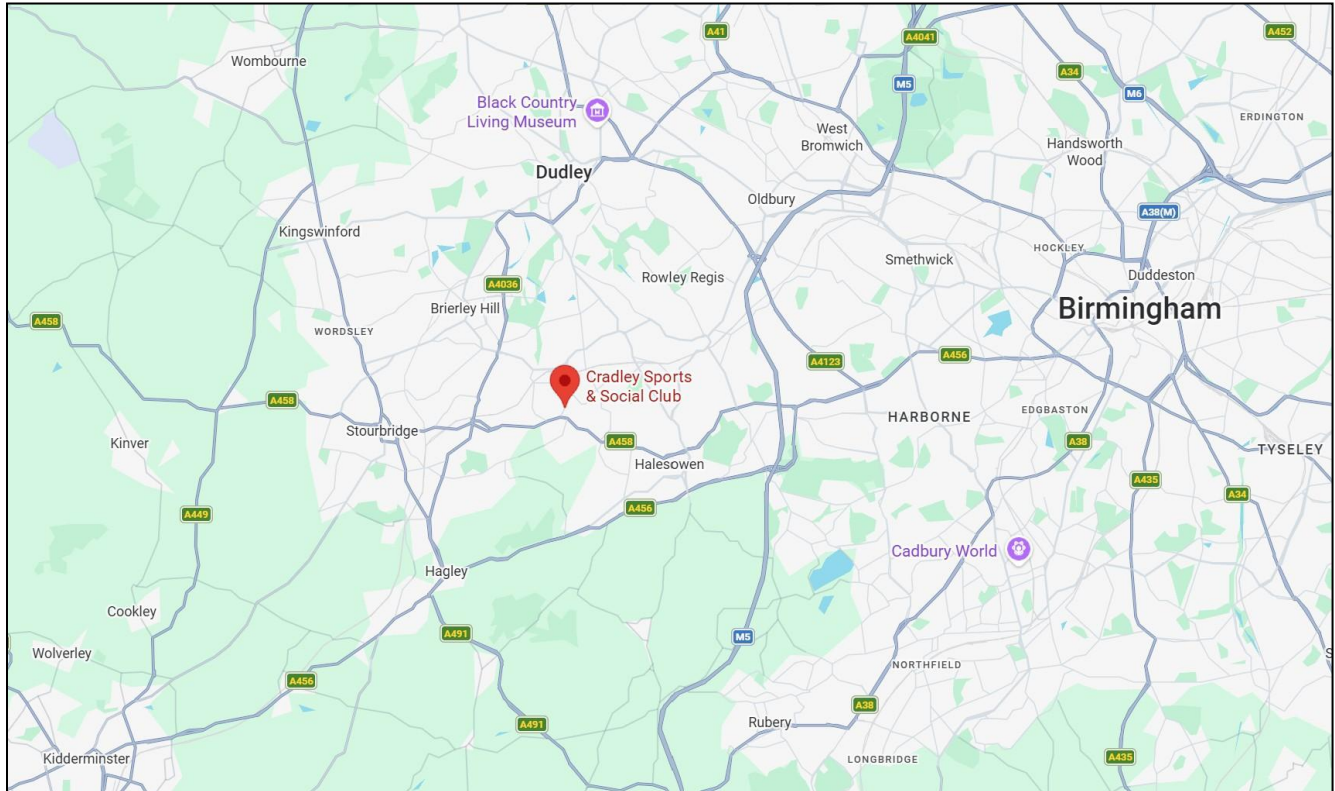
Contact: Richard Tole

Tel: 07917 088 221

Email: richard@wtscommercial.co.uk



Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

