

FOR SALE

PRIME RETAIL / LEISURE / OFFICE OPPORTUNITY – INCLUDES 2 EXISTING FLATS
2,815 sq.ft. (261.5m²)



19 AUDNAM
Amblecote, Stourbridge, DY8 4AJ



▶ PROMINENT 0.24 ACRE ROADSIDE PLOT
FRONTING VERY BUSY 'A' ROAD

▶ MUCH-USED COMMERCIAL AREA
WITHIN CLOSE PROXIMITY TO TESCO,
PIZZA HUT, LIDL AND VOLKSWAGEN

▶ APPROX 19,000 DAILY VEHICLE
MOVEMENTS (DEPT 2022)

▶ 2 x FIRST FLOOR APARTMENTS

▶ PRIVATE CAR PARK FOR 26 VEHICLES

halfords
autocentre



PROTYRE



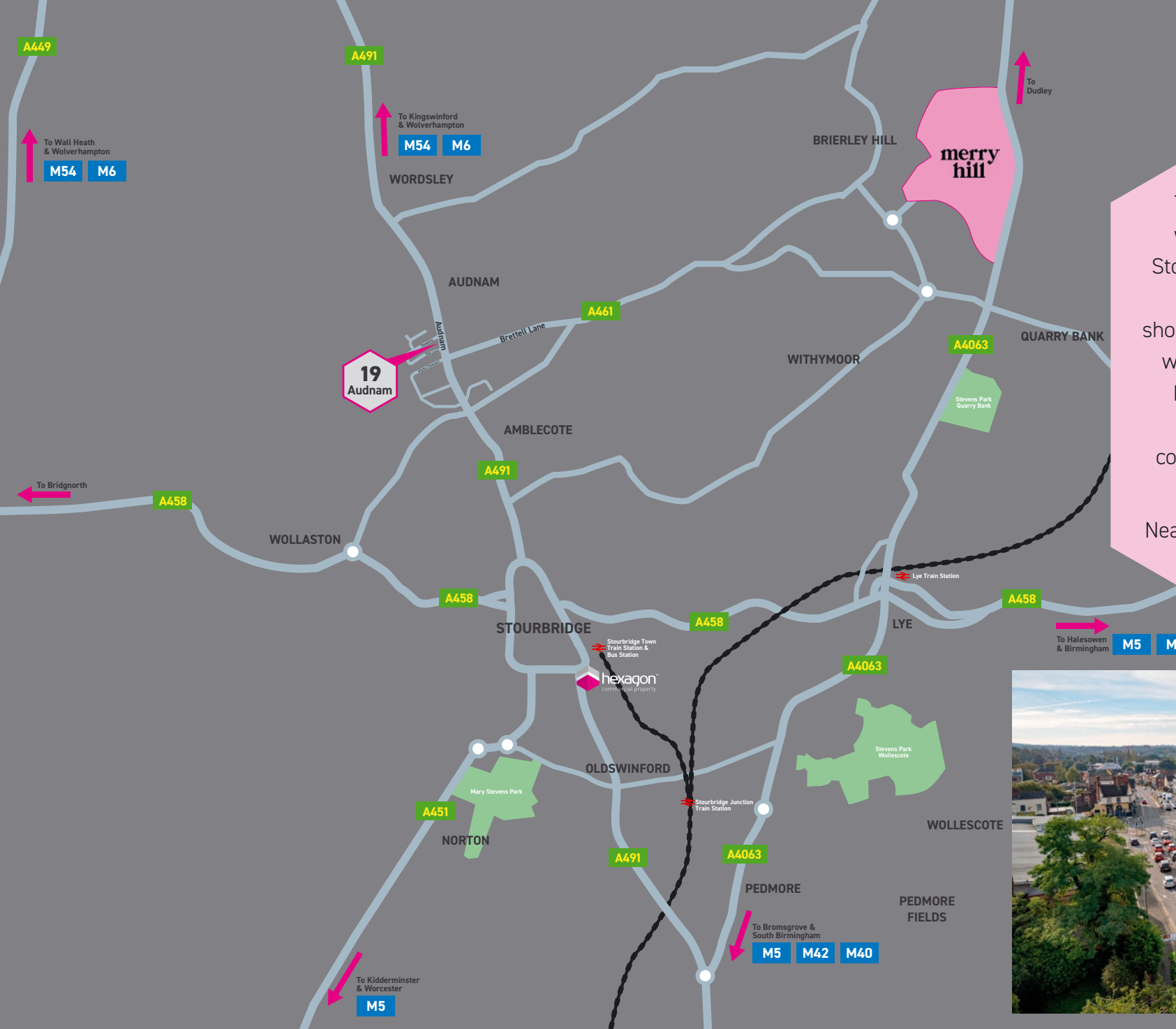
Geoff Hill Ltd

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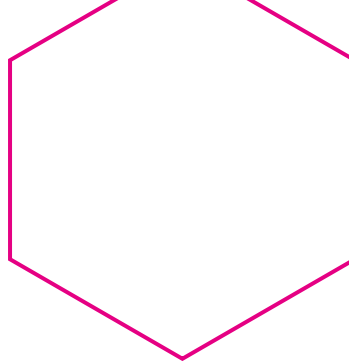
LOCATION

The property is situated in Amblecote which is approximately 1½ miles from Stourbridge Town Centre, as well Merry Hill shopping centre which is only a short drive from the property. Audnam is well served by buses running from the High Street between Wolverhampton, Dudley and Stourbridge with easy connections to Birmingham, Bridgnorth and Kidderminster. Nearby occupiers include Tesco Express, VW, Halfords, Pizza Hut, Lidl and Kidderminster Carpets.





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