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Surveyors



Property  
Consultants

SS/JH

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**FOR SALE**  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**WITH PLANNING PERMISSION FOR NINE APARTMENTS**  
Known as  
**1 FREER STREET,**  
**WALSALL, WS1 1QD.**



**LOCATION:** The property is situated on the north eastern side of Freer Street, close to its junction with Bridge Street, Walsall within approximately 250 metres of the pedestrianised retailing centre of the town.

**DESCRIPTION:** The property comprises an attractive predominantly three storey, former retail premises, plus a basement cellar and a single storey workshop/stores building toward the rear, having planning permission for conversion and development for a total of nine apartments, six two bedroom and one one bedroom within the front three storey part and two one bedroom apartments to be constructed over two floors toward the right hand side of the rear single storey.

Total Gross Internal Floor Area (including basement/lower ground floor) presently Approximately 8,110 sq.ft (753.41 sq.m.).



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**SERVICES:** Usual mains services are understood to be connected or available to the property. No tests have been applied to any of the services or appliances and interested parties are advised to make their own enquiries in this regard.

**TOWN PLANNING:** Planning permission has been granted for the conversion of the existing three storey building into six two bedroom apartments and one one bedroom apartment and for the development of a new two storey building within the right hand side of the rear single storey with a further two one bedroom apartments. Interested parties are advised to make their own enquiries in respect of their intended use with the Local Authority Planning Department.

**TENURE:** Believed Freehold.

**ENERGY PERFORMANCE CERTIFICATE:** Currently awaited.

**VIEWINGS:** Contact Fraser Wood Commercial on 01922 629000.

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

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N.B. Rents and Prices quoted may be subject to VAT.

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