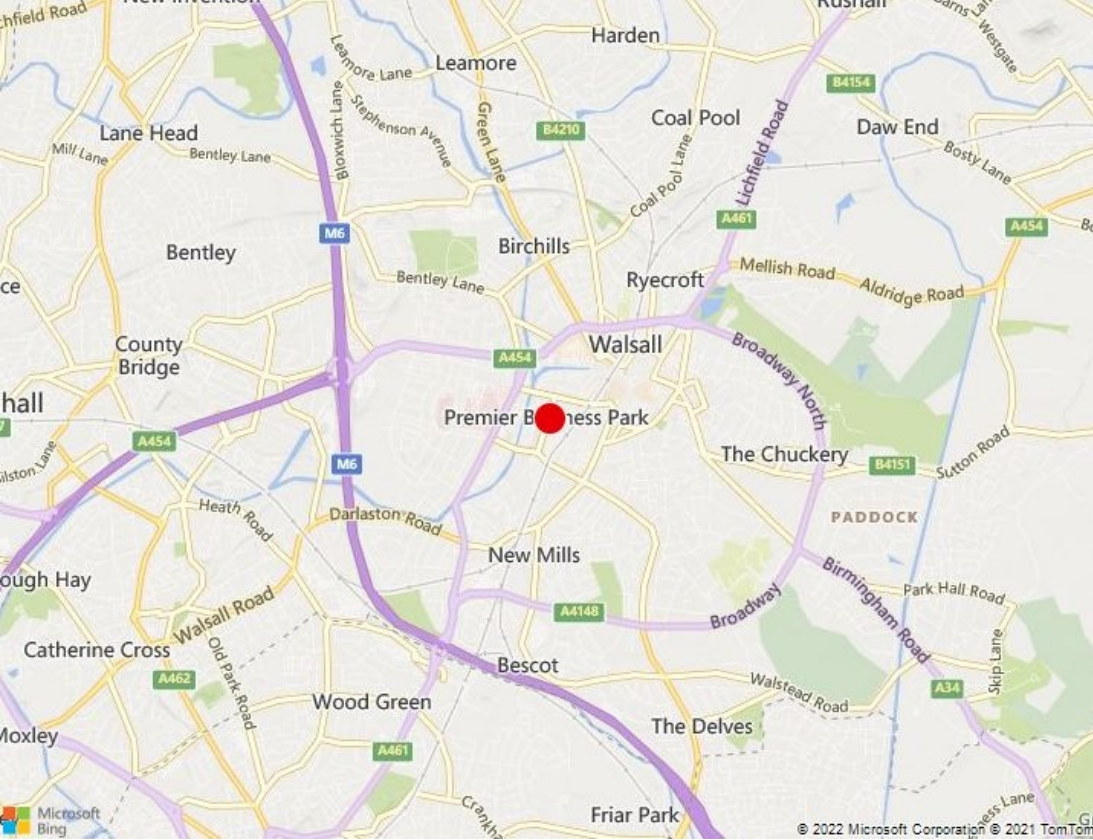


FREEHOLD INDUSTRIAL/WORKSHOP WITH TWO STOREY OFFICES - FOR SALE/MAY LET

Former Beacon Woodcraft Premises, 170 Queen Street, Premier Business Park, Walsall, West Midlands, WS2 9NT

7,313 SqFt (679.38 SqM) | £450,000 offers in the region of / £37,500 per annum exclusive





KEY FEATURES

- Situated on the corner junction between Queen Street and Short Street
- Well established commercial location within Walsall town centre
- Within easy reach of Junctions 9 and 10 of the M6 motorway
- Opportunity to secure freehold premises with full vacant possession
- Detached building
- Three roller shutter doors leading on to workshop area

LOCATION

The property is prominently situated on a corner junction between Queen Street and Short Street in Walsall town centre, in a predominantly industrial use area with some office and trade counter use nearby. The property is within easy driving distance of Wolverhampton Road (A4148) which continues west providing direct access with the M6 motorway at Junction 10. Walsall town centre is within short driving distance providing a full range of amenities and transport links.

DESCRIPTION

The subject property comprises a detached industrial/workshop building incorporating two storey offices to the side elevation. The building benefits from three access roller shutter doors to the elevation fronting Queen Street, together with off-road parking for approximately five to six cars. The building also incorporates a large mezzanine which covers the majority of the workshop area. Minimum working height beneath mezzanine 2.61m. Mezzanine 4,264 sq ft.



Area	SqFt	SqM
GF WORKSHOP	4,949	459.76
GF OFFICES	1,182	109.81
FF OFFICES	1,182	109.81
Total Floor Area	7,313	679.38

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LEASE

The property is available on the basis of a new full repairing and insuring lease, the terms of which are to be agreed on negotiation.

ASKING PRICE / RENT

£450,000 offers in the region of / £37,500 per annum exclusive

EPC

Awaiting assessment.

BUSINESS RATES

Rateable Value - £24,250 obtained from the Valuation Office rating list. Rates payable 2022/2023 - £12,100.75 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party to bear their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT which we are advised is not applicable in this instance. Solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk

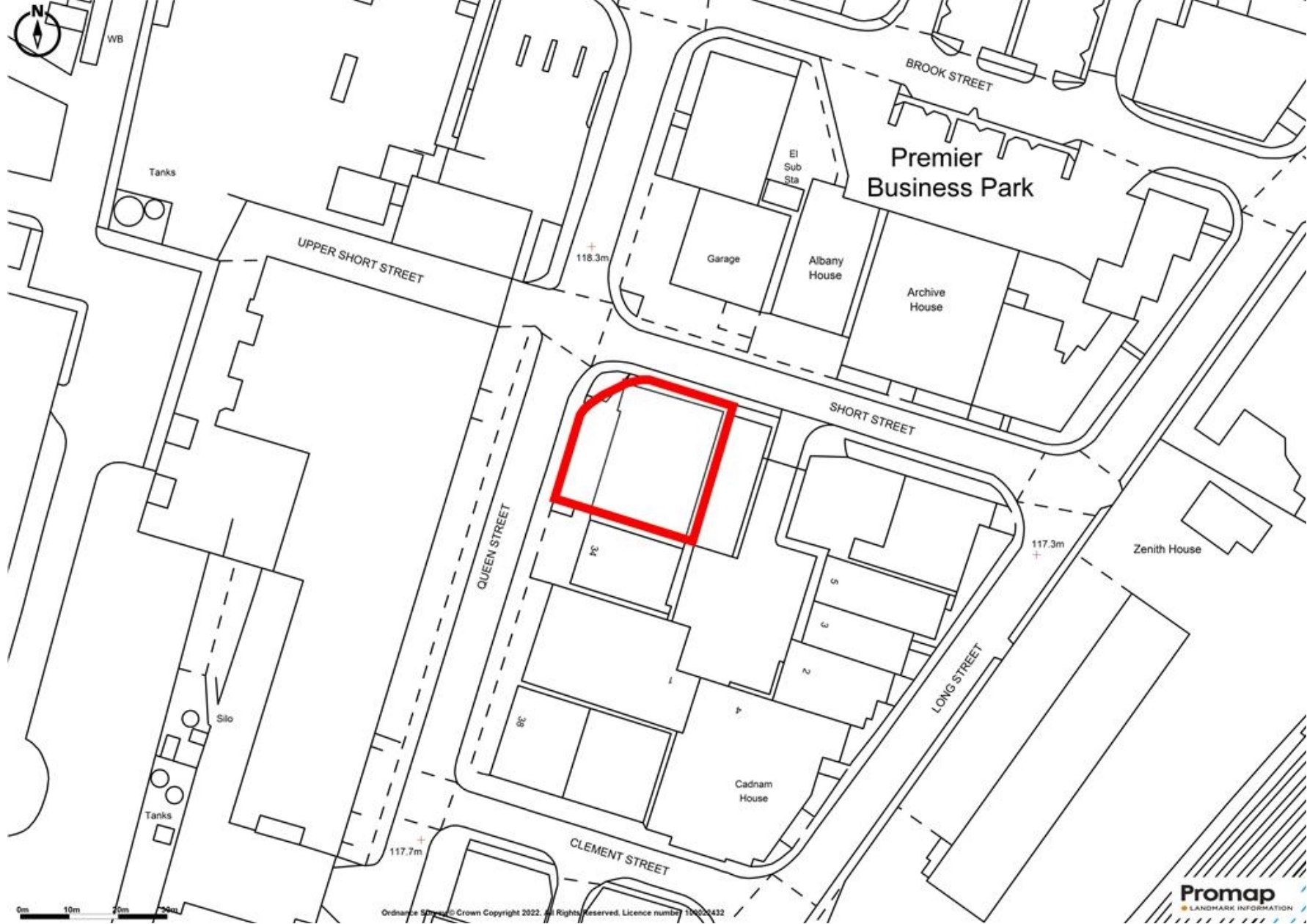


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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