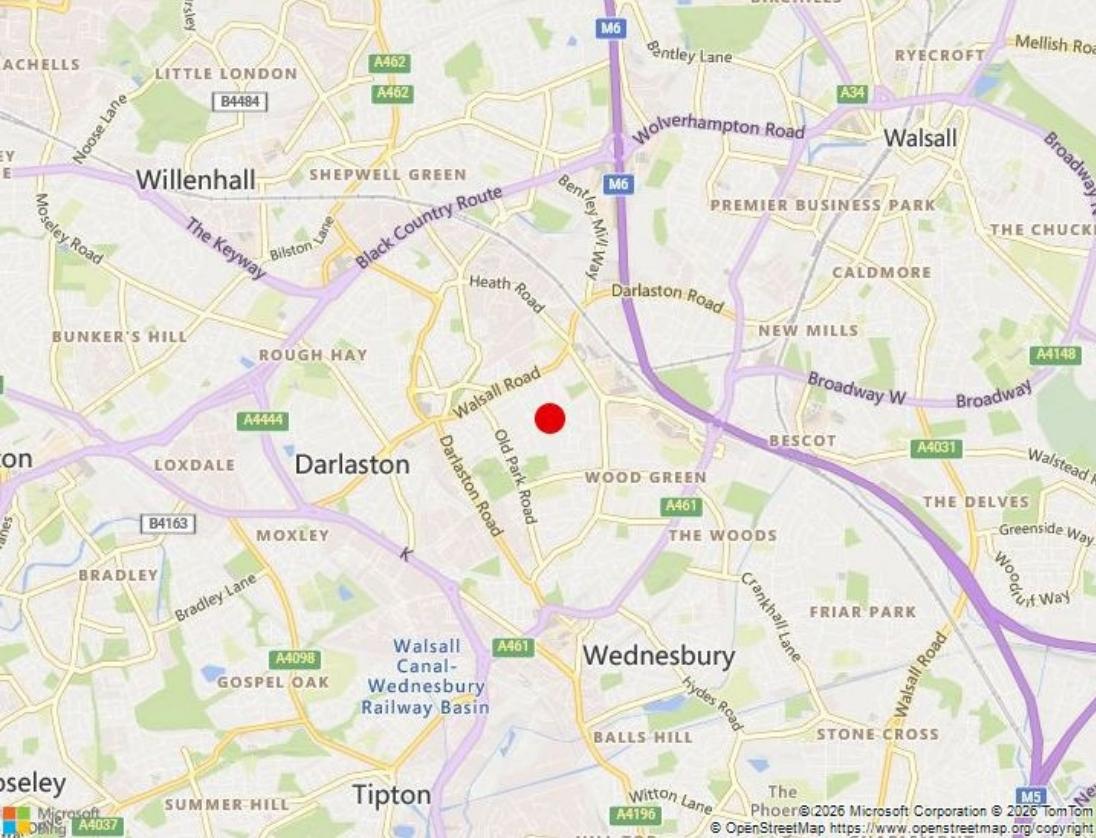


# INDUSTRIAL/WAREHOUSE PREMISES FOR SALE/TO LET

Units 5 - 6 Franchise Street, Wednesbury, West Midlands, WS10 9RG

5,771 SqFt (536.13 SqM) | £595,000 offers in excess of / £45,000 per annum exclusive





## KEY FEATURES

- Excellent transport links
- Secure yard with parking
- Rare opportunity to acquire freehold premises with full vacant possession
- Modern warehouse extension to the rear
- 8 parking spaces
- Integrated offices

## LOCATION

The subject property is situated on the northern side of Franchise Street to the north of Wednesbury town centre. Franchise Street links to the east with Park Lane which continues and forms with Axletree Way, the latter of which provides access with Gallagher Retail Park and further with the M6 motorway Junction 9 via Wood Green Road (A461). Wednesbury is situated approximately 4.5 miles to the south west of Walsall town centre and 7 miles to the south east of Wolverhampton City Centre.

## DESCRIPTION

The subject property comprises interconnected industrial units which include offices, store rooms and WC's. The original building has been extended to the rear to incorporate a larger, modern style warehouse with two roller shutter doors. Externally the property benefits from a secure yard with parking. The building has the ability to be split into smaller individual units.



Area	SqFt	SqM
GIA	5,588	519.13
<b>Total Floor Area</b>	<b>5,771</b>	<b>536.13</b>

**Units 5 - 6 Franchise Street, Wednesbury, West Midlands WS10 9RG**



## TERMS

The property is available on the basis of a freehold sale with full vacant possession. The premises are also available by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

## ASKING PRICE / RENT

£595,000 offers in excess of / £45,000 per annum exclusive

## EPC

Energy Performance Rating D-91. Certificate available on request.

## BUSINESS RATES

Rateable Value - £28,500.

Please note that the Rateable Value will rise to £33,250 from 1 April 2026.

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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

Strictly by prior appointment, please contact:



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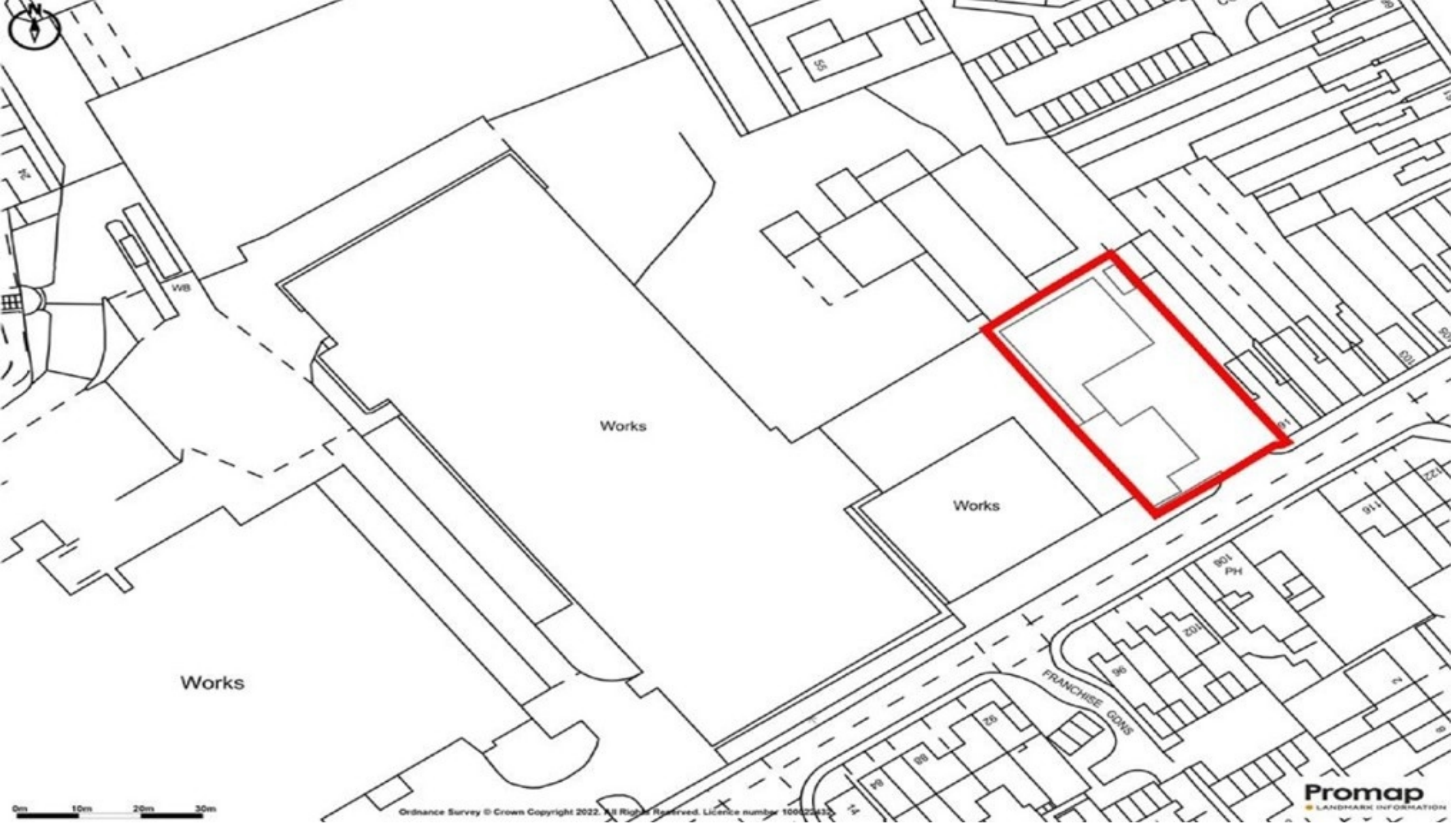


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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