

FREEHOLD TOWN CENTRE BUILDING FOR SALE / TO LET

1-3 Market Place, Willenhall, WV13 2AA



LOCATION

Willenhall is a town in the Metropolitan Borough of Walsall, situated between Wolverhampton and Walsall and just 14 miles from Birmingham city centre.

SITUATION

The property is located in the heart of the town centre and is on the west side of Market Place. Nearby occupiers include Co-operative Funeralcare, Lloyds Bank, Greggs and Ladbrokes.

DESCRIPTION:

The property is of a traditional period construction with a prominent corner frontage to both Market Place and New Road and arranged over four levels.

There is a side access to the basement from New Road.

TENURE

Freehold

TENANCIES

Offered with vacant possession

ACCOMMODATION

The unit extends to the following approximate floor areas:

Ground Floor:	2,337 sq ft / 217.1 sq m
First Floor:	1,488 sq ft / 138.2 sq m
Second Floor:	675 sq ft / 62.7 sq m
TOTAL NIA:	4,499 sq ft / 418.0 sq m

RATES

Rateable Value	£11,500
UBR	49.1p
Rates Payable	£5,647

Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE

'E - 120'.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£165,000**, subject to contract, for the Freehold interest of the above property, excluding standard purchaser's costs.

The premises are also available by way of a new lease for a rent and term to be agreed.

VIEWING AND FURTHER INFORMATION

All viewings are to be made by appointment through Sole Agents GL Hearn.

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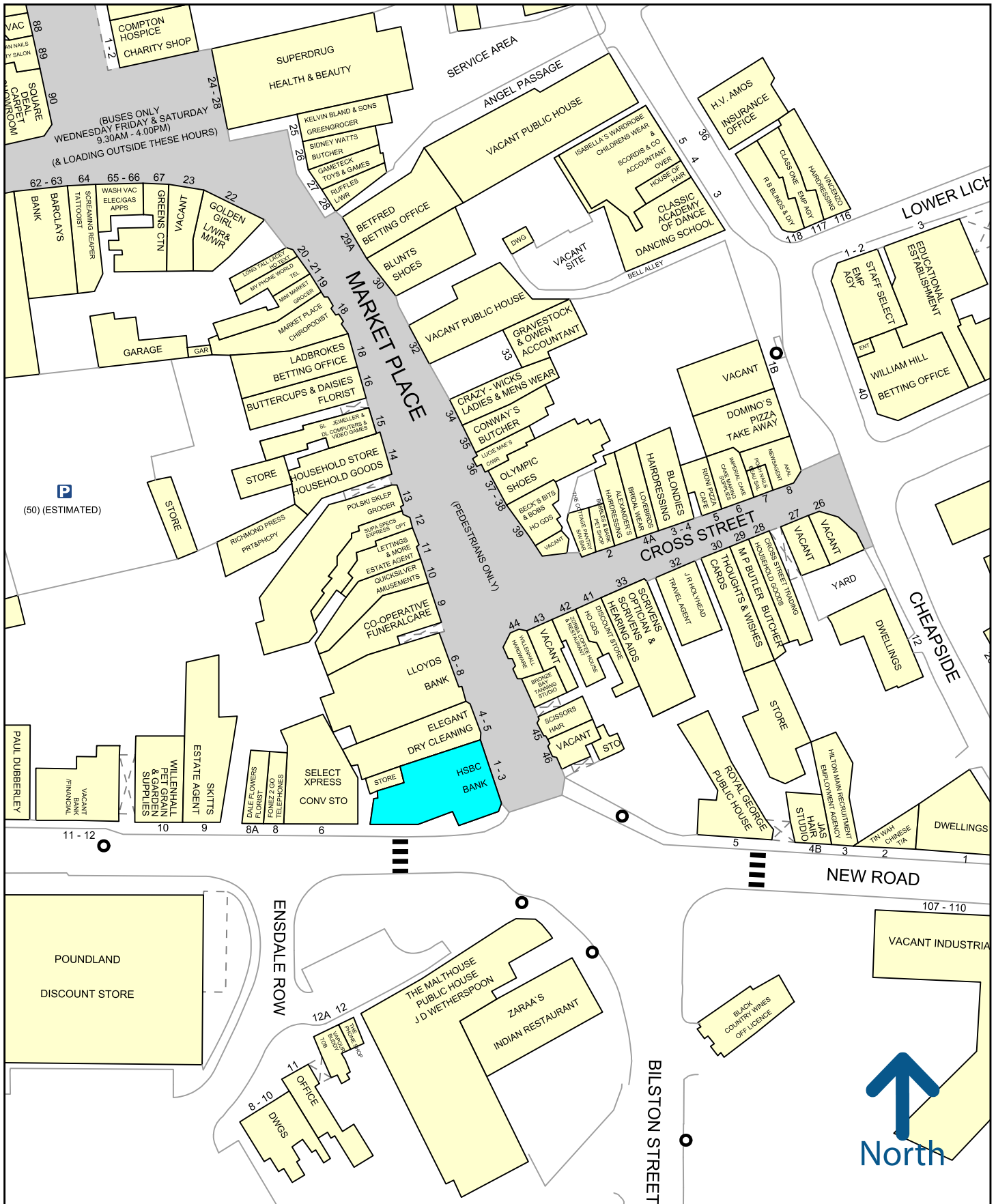
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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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