



FOR SALE BY AUCTION UNLESS SOLD PRIOR

A virtual freehold town centre retail premises suitable for a variety of uses, subject to planning consents.

27 Bridge Street, Walsall, WS11DP



HIGHLIGHTS

Ground floor lock up shop

Suitable for a variety of uses.

Prominent town centre location.

Sales area – 1,263 sq. ft. (117.33 sq m).

For sale by auction on 10th July if not sold prior

LOCATION

The property occupies a prominent mid parade position amongst a busy retail parade in Bridge Street, which lies within Walsall Town Centre.

Other nearby occupiers include HSBC, Nationwide and Ladbrokes. Walsall benefits from excellent road communications located within 4 miles of the intersection of the M5/M6 motorways. Junction 9 and 10 of the M6 motorway lies within 2 miles of the western periphery of the town, thereby providing easy access to the remainder of the national motorway network.

DESCRIPTION

The property consists of a ground floor bar/leisure premises. The sales area measures approximately 117.33 sq.m. (1,263 sq.ft.) incorporating a bar servery, bar/lounge area and customer WC's. Additionally, there is a basement kitchen and store.

EPC

Available upon request.

TENURE

A new 999 year lease will be granted upon completion at a peppercorn ground rent.

VAT

We are advised that VAT is applicable on this transaction

PRICE

The property will be offered for sale at our auction on 10th July 2025. Offers in excess of £87,000 may be considered prior to the Auction Sale.

LEGAL PACK

A copy of the legal pack is available upon request.

ANTI-MONEY LAUNDERING

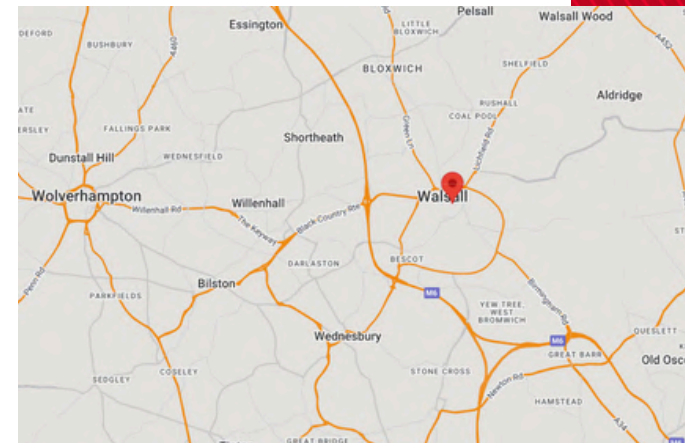
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

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