

FOR SALE



Prime Office Space

44 Littleton Street West, Walsall, WS2 8EZ

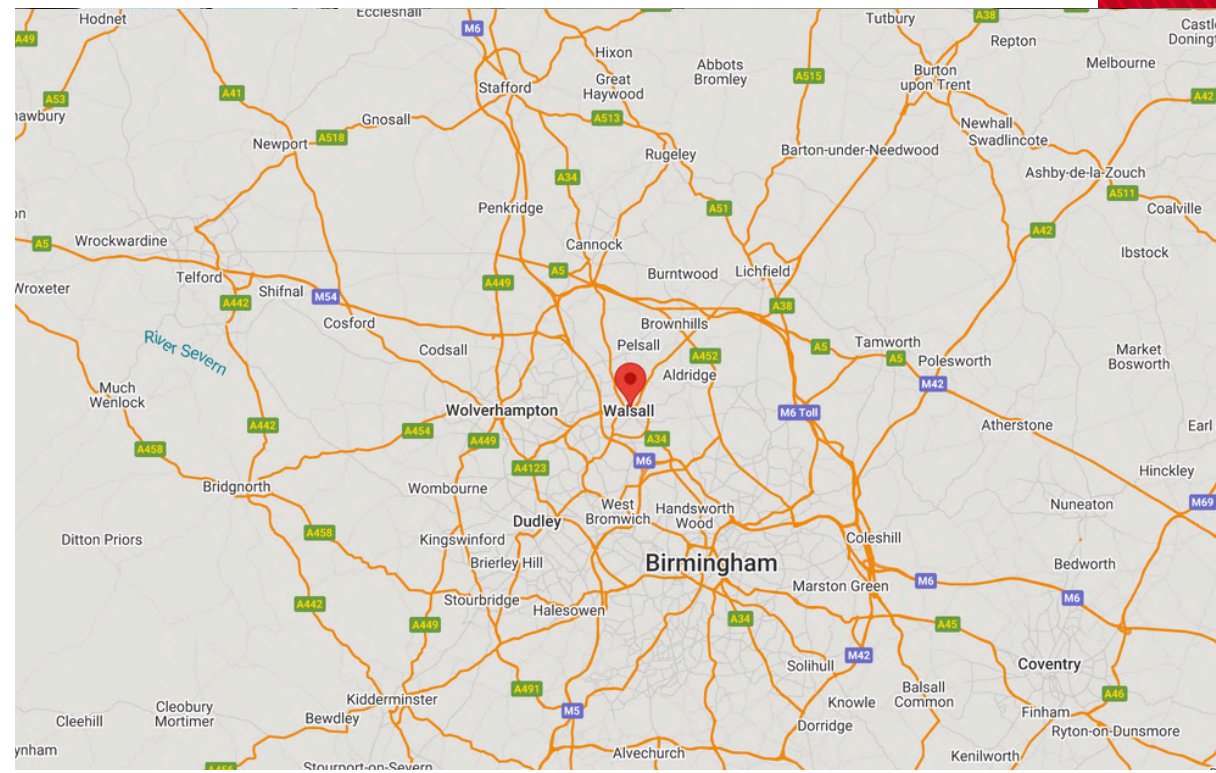
GUIDE PRICE

£155,000

KEY FEATURES

- **Prime Corner Location:** Just off Littleton Street West, offering excellent visibility and access.
- **Strong Transport Links:** 12 miles from Birmingham, with direct train services to Wolverhampton and Birmingham.
- **Easy Road Connections:** Convenient M6 access via Junctions 9 and 10, linking to the national road network.
- **Excellent Amenities:** Nearby supermarkets, cafés, restaurants, and hotels, including Tesco Extra, McDonald's, Greggs, and Travelodge.
- **Refurbished Office Space:** Modern finishes with character features like hardwood floors, exposed brick, and wooden beams.
- **Convenient Access:** Private entrances at both front and rear, plus self-contained W/C facilities

GUIDE PRICE - £155,000



LOCATION

This property occupies a prime corner position just off Littleton Street West, offering excellent visibility and accessibility. Walsall Town Centre is situated around 12 miles north-west of Birmingham, with strong transport links, including direct train services to Wolverhampton and Birmingham. The nearby M6 motorway, accessible via Junctions 9 and 10, provides convenient connections to the national road network.

The surrounding area offers a range of amenities ideal for employees, including supermarkets, cafés, restaurants, and hotels. Nearby options such as Tesco Extra, McDonald's, Greggs, and Travelodge provide convenient food, retail, and accommodation choices for staff and visitors

DESCRIPTION

This office space, covering approximately 529 sq. ft., has been refurbished to a high standard, blending modern finishes with characterful features. The two levels retain original elements such as varnished hardwood flooring, exposed brick walls, and wooden beams, creating a unique office space. The space is well-lit, offering a bright and welcoming environment for your business.

The unit includes self-contained W/C facilities, providing added convenience for staff and visitors. With private entrances at both the front and rear of the property, accessibility is excellent. This office space offers a perfect balance of modern amenities and charming, authentic character, making it an ideal setting for any business.



RATEABLE VALUE

To be assessed

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

On request

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that VAT is not applicable.

TENURE

Freehold - £155,000

Option to purchase Industrial Unit and Office on site - POA

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.



CONTACTS

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