

# FOR SALE



**Prime High Street Investment**

82 High Street, Brownhills, Walsall, WS8 6HG

GUIDE PRICE:

**£375,000**



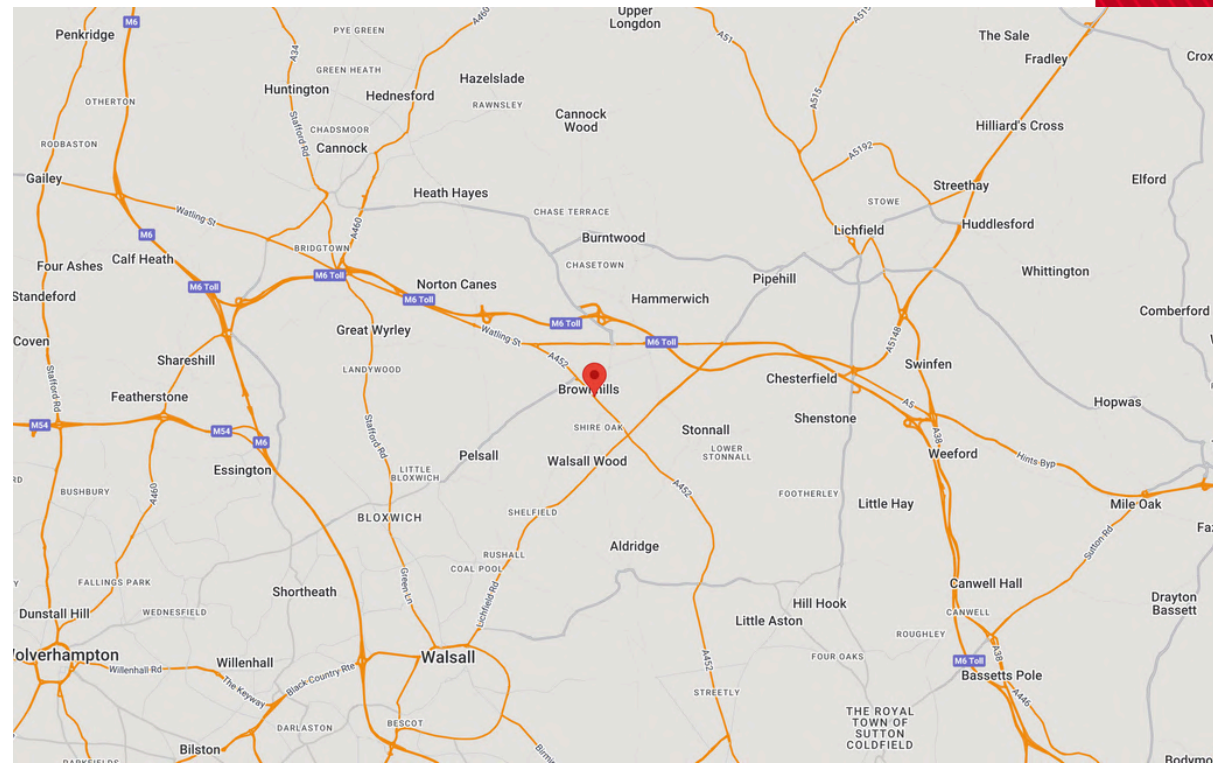
## KEY FEATURES

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- **Prime location – Brownhills, well-connected to Birmingham, Wolverhampton, and Walsall.**
- **Excellent transport links – Easy access for residents and businesses alike.**
- **High visibility – Prominent High Street (A452) position near Aldi, B&M, and Tesco.**
- **Fully let mixed-use property – Includes a barber shop, residential flat, and 3 serviced offices.**
- **Strong rental income – Generating £42,480 per annum across all units.**
- **Attractive investment yield – Offers a 10.89% Net Initial Yield (NIY).**

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## LOCATION

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Brownhills, situated within the Metropolitan Borough of Walsall, offers excellent connectivity just 11 miles north of Birmingham, 8 miles northeast of Wolverhampton, and 4 miles from Walsall. With strong transport links, it's an ideal location for both residents and businesses.

The property is prominently located on the A452 (High Street), featuring a substantial frontage in a high-traffic commercial area. Positioned near Aldi and key retailers like B&M and Tesco, it benefits from consistently high footfall.

## DESCRIPTION

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This commercial investment opportunity is situated on the busy High Street in Brownhills and includes a well-presented mixed-use property with strong rental income and diverse tenants.

The front of the property features a popular barber shop with a tenant in place, while a residential flat above provides additional rental income. To the rear of the building, there are three fully serviced office units, all currently let.

With a total annual rental income of £42,480, reflecting a Net Initial Yield (NIY) of 10.89%, this fully tenanted property presents an excellent opportunity for investors seeking a strong, income-generating asset in a well-established retail and residential area.

Further information on tenants and rental break down are available on request.





## RATEABLE VALUE

The rates are currently separately assessed on each shop

This information is for guidance purposes only. 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 - £375,000

## 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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