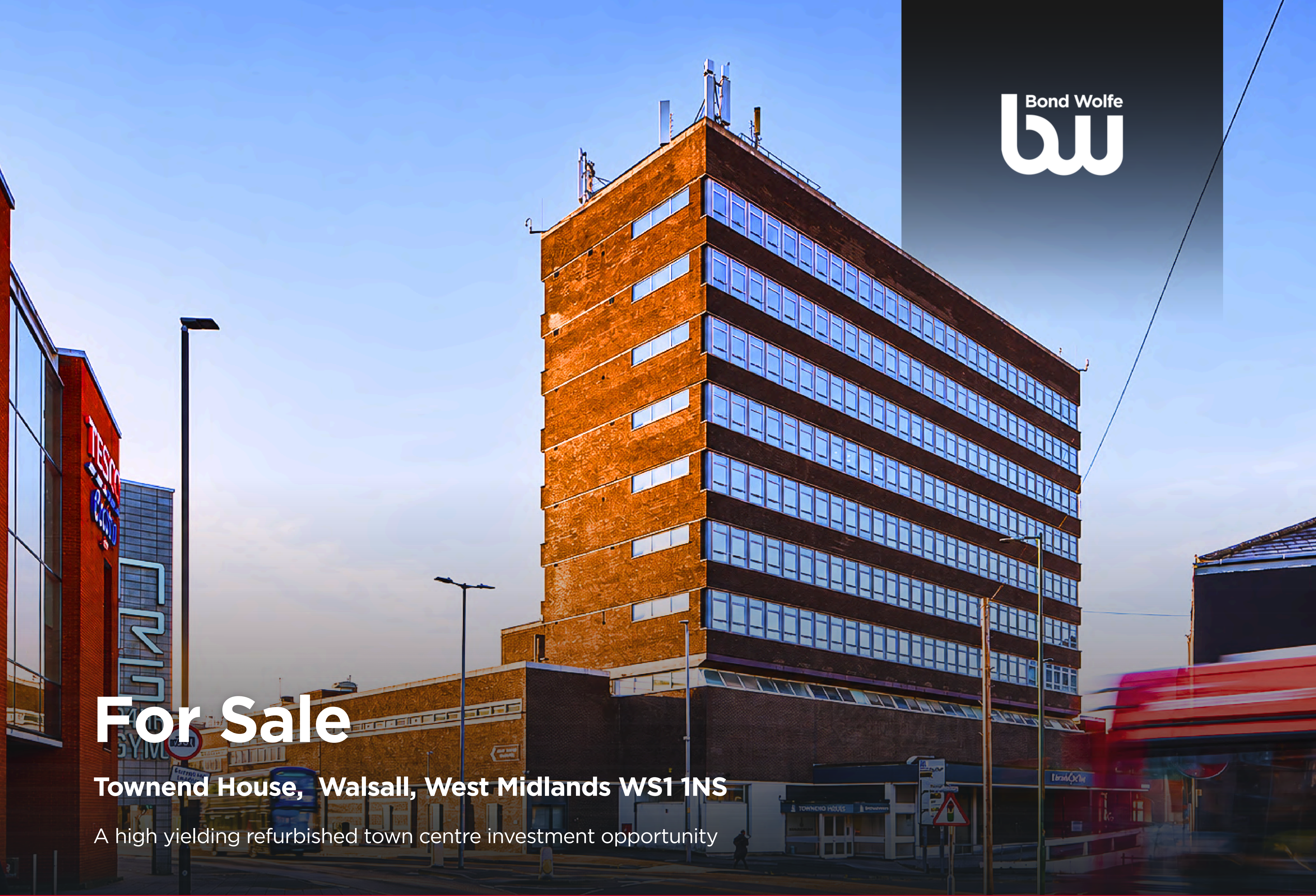


Bond Wolfe

For Sale

Townend House, Walsall, West Midlands WS1 1NS

A high yielding refurbished town centre investment opportunity

Highlights

- Seven storey multi-let office investment in Walsall town centre, situated above the Park Place Shopping Centre.
- 26,813 sq. ft. of refurbished office accommodation.
- Passing rent of £342,329 per annum.
- Estimated rental value of £434,347 per annum once fully let.
- Two passenger lifts, male, female and accessible WCs on each floor.
- Fibre connectivity throughout via a dedicated firewall.
- Roof, foyer and all windows recently renewed, together with a rolling programme of LED lighting and boiler replacement.
- 41 car parking spaces available (held under a separate long leasehold).
- Strong asset management potential.

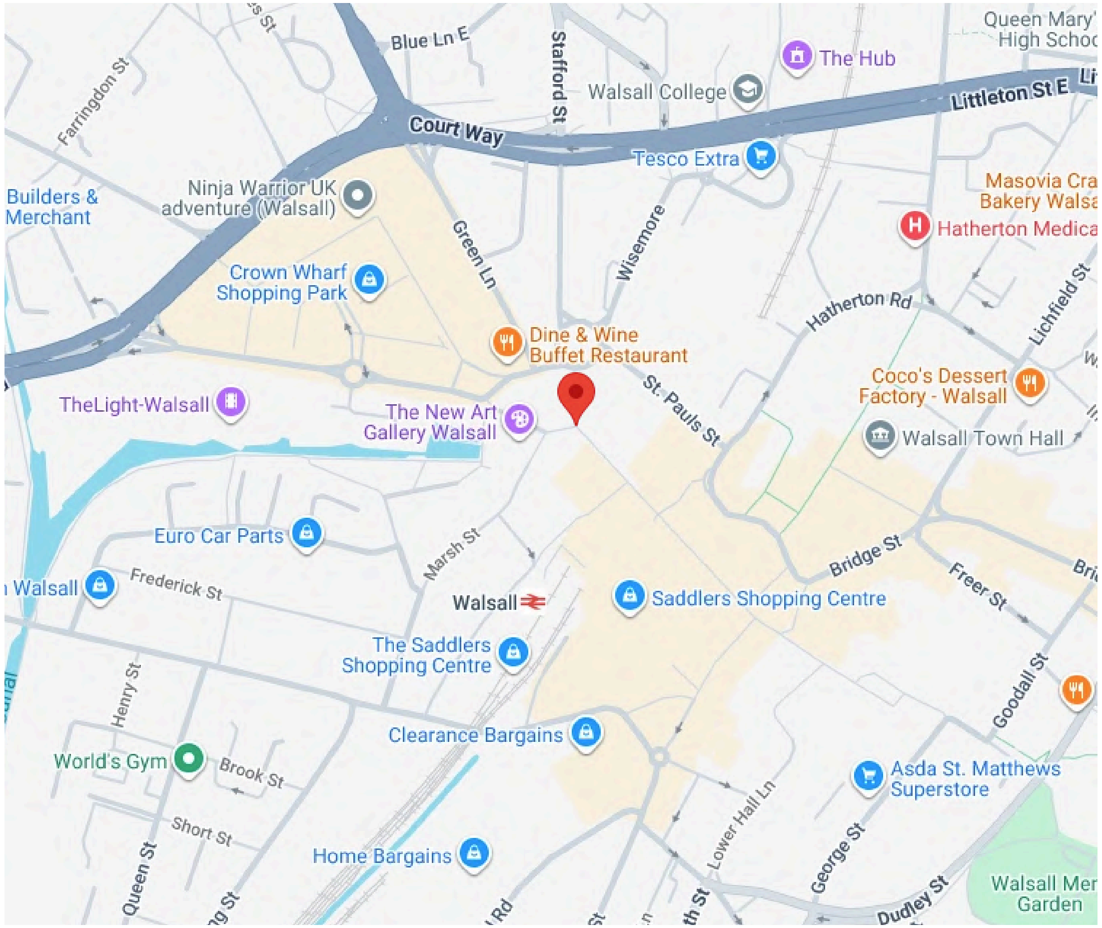
Offers based on £1,450,000

Location

Walsall is a major West Midlands town with a population of approximately 285,000 and forms part of the wider Birmingham conurbation.

The property is situated within the established office and commercial district, close to a wide range of retail, leisure and civic amenities including the Saddlers Shopping Centre, Park Street, Bradford Place and the Crown Wharf Retail Park.

- Walsall Railway Station – 0.3 miles (approximately 6-minute walk)
- Park Street Retail & Leisure Quarter – 0.2 miles
- Saddlers Shopping Centre – 0.2 miles
- Crown Wharf Retail Park – 0.5 miles
- Walsall Bus Station – 0.3 miles
- Walsall Manor Hospital – 1.1 miles
- University of Wolverhampton (Walsall Campus) – 1.3 miles
- Junction 10, M6 Motorway – 2.3 miles
- Junction 9, M6 Motorway – 2.8 miles
- Birmingham City Centre – 9 miles
- Wolverhampton City Centre – 7 miles
- Birmingham Airport – 22 miles



Description

Townend House is a prominent seven storey office building occupying a landmark position in Walsall town centre, above the Park Place Shopping Centre. The building provides a mix of traditional multi-let office floors and a substantial number of smaller, flexible serviced office suites let on inclusive short-term terms.

The property has benefited from a significant refurbishment programme since 2005, including replacement of all 417 windows, lift modernisation, a new Building Management System, and refurbishment of WCs and common areas.

Common area and WC lighting throughout the building has since been upgraded to sensored LED, as has the majority of the lettable office space.

The foyer and the main roof were both recovered in 2024 under a 20 year Garland guarantee, and instructions have been placed for the replacement of all six gas boilers, due for completion in early September 2026.

The available office space is marketed to let via it's own dedicated website https://www.townendwalsall.com/

Accommodation

The building extends to approximately 26,813 sq ft over seven floors. Externally, there are 41 car parking spaces held on a separate lease.

Demise	Area Sq Ft.	Area Sq M.
Third Floor	3,636	337.91
Fourth Floor	3,677	341.72
Fifth Floor	3,900	362.45
Sixth Floor	3,900	362.45
Seventh Floor	3,900	362.45
Eighth Floor	3,900	362.45
Ninth Floor	3,900	362.45
Total	26,813	2,491.90

Tenancy and Income

The building is let on two distinct bases:

Traditional leases with service charge provisions, approximately two and a half floors, let to Everyday Loans, Waldrons Solicitors, and Ooom Global Ltd (8th and 9th floors), together with roof lettings to CTIL and EE and car parking licences.

Serviced offices on inclusive 12 month leases, the remaining suites, let on terms outside the security of tenure provisions of the Landlord and Tenant Act 1954, with rent inclusive of all outgoings except business rates and broadband.

The building produces a current rental income of £343,329 per annum, against an estimated rental value of £434,347 per annum once fully let.

A copy of the full tenancy schedule is available in the dataroom which can be accessed upon request.

Rooftop

Terms have been agreed for a telecoms operator to lease the rooftop for a term of 40 years at a premium payment of £342,250, subject to contract.

Further Information

Tenure

The property is held long leasehold for a term of 99 years from 30/12/1970, expiring 27/12/2069 at a ground rent of £20,000 per annum. The car park is held on identical lease terms at a ground rent of £10,250.

EPC

D81 - copy available upon request.

VAT

The property is elected for VAT but it is anticipated that the sale will be treated as a TOGC.

Price

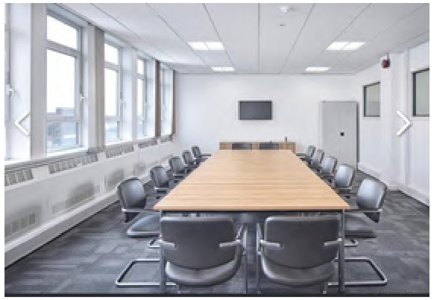
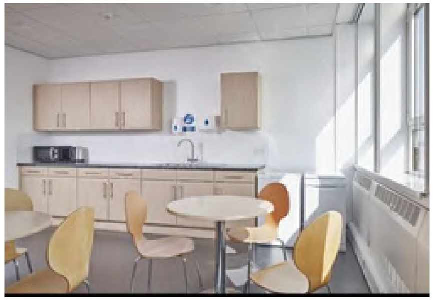
Offers based on £1,450,000 are sought for the long leasehold interest. A purchase at this level reflects a net initial yield of 22.26%, after usual purchaser's costs and ground rents

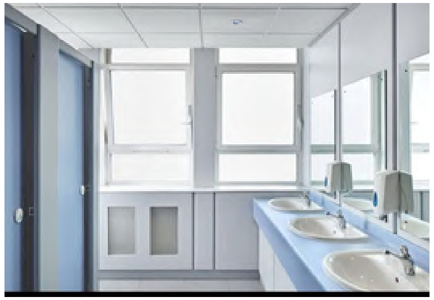
Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

Under HMRC regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and detailed financial information (including proof and source of funds) will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

James Mattin

+44 (0) 121 524 1172

jmattin@bondwolfe.com

George Bassi

+44 (0) 121 524 2583

georgebassi@bondwolfe.com

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