



FOR SALE

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

27 Bridge Street, Walsall, WS1 1DP



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).

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

Offers in excess of £87,000 are sought.

LEGAL PACK

A copy of the legal pack is available upon request.

ANTI-MONEY LAUNDERING

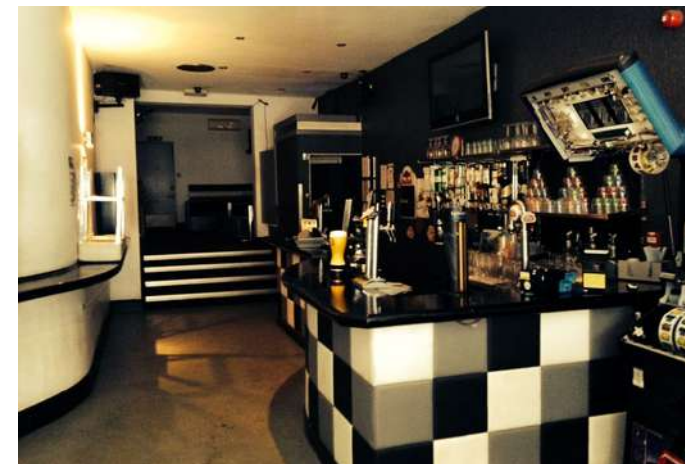
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

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