

# FOR SALE



## Prime High Street Investment

133 High Street, Brownhills, Walsall, WS8 6HG

GUIDE PRICE:  
**£625,000**

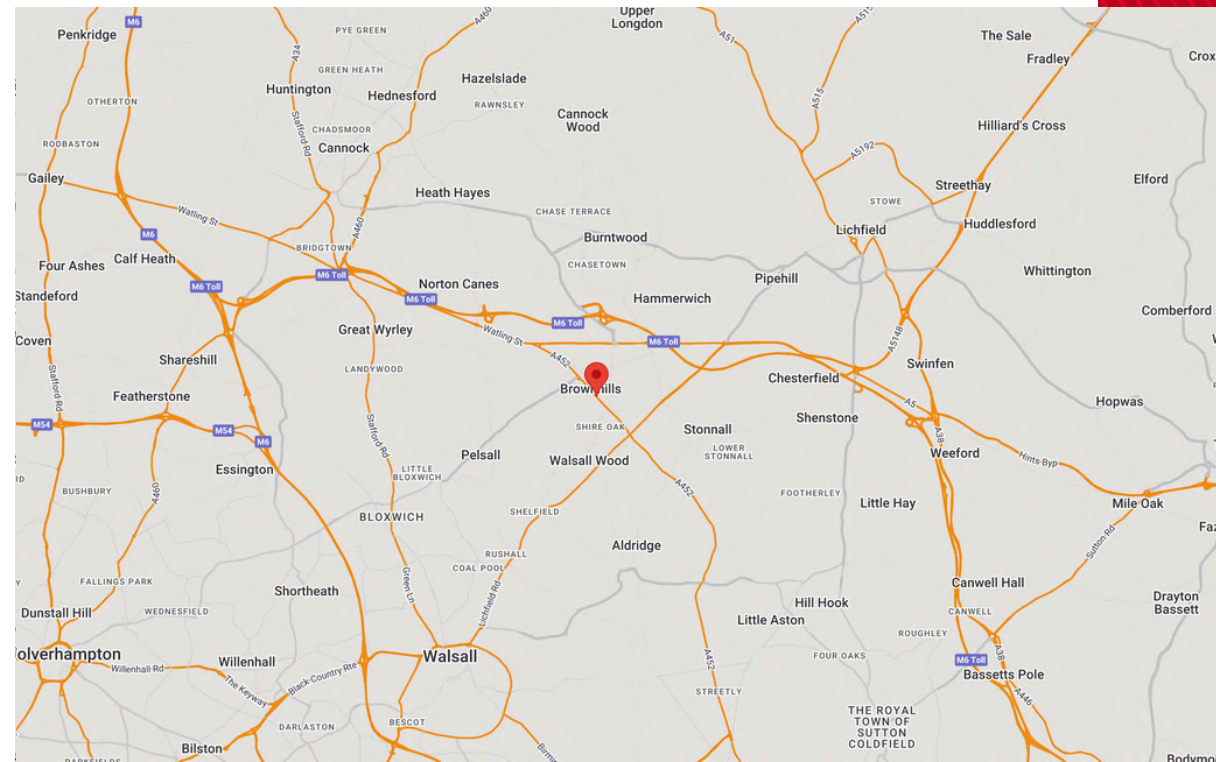
## KEY FEATURES

---

- **Well-connected location** - 11 miles from Birmingham, 8 miles from Wolverhampton, and 4 miles from Walsall.
- **High street frontage** - Positioned on the A452 (High Street) with strong visibility and footfall, close to Aldi, B&M, and Tesco.
- **Mixed-use investment** - A fully let parade comprising three retail units, four residential flats, and six garages.
- **Strong tenant occupancy** - All shops, flats, and garages are currently rented, ensuring consistent rental income.
- **Good accessibility** - Convenient location with parking to the rear of the property for tenants and visitors.
- **Attractive rental income** - £59,100 per annum

---

**GUIDE PRICE - £625,000**



## LOCATION

---

Brownhills is a well-connected town within the Metropolitan Borough of Walsall, located approximately 11 miles north of Birmingham City Centre, 8 miles northeast of Wolverhampton, and 4 miles north of Walsall. The area benefits from excellent transport links, making it a convenient location for both residents and businesses.

The property is prominently positioned on the A452 (High Street), boasting a substantial frontage in a busy commercial area. It sits near to Aldi and close to other key retailers such as B&M and Tesco, ensuring high footfall.

## DESCRIPTION

---

This investment opportunity consists of a parade of three retail units, four residential flats, and six garages all fully let and generating a great rental income and benefiting from good visibility and access including parking to the rear of the property

The block includes three ground-floor shops with tenants in place, four residential flats providing additional rental income, and six garages that are also let. The mix of commercial and residential units offers a balanced investment with multiple income sources.

With a total rental income of £59,100, this property is a great opportunity for investors looking for a tenanted asset in an established retail and residential location.

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 - £625,000

## 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

**George Bassi**

0121 524 2583

[georgebassi@bondwolfe.com](mailto:georgebassi@bondwolfe.com)

**Birmingham Office**

0121 525 0600

[agency@bondwolfe.com](mailto:agency@bondwolfe.com)



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.