



Freehold Town Centre Retail Investment Opportunity

Investment Sale

3 Park Street, Walsall, West Midlands WS1 1LY



- Prominent Town Centre location
- 3,631 sq. ft. (337.45 sq. m)
- Let to Hays Travel until September 2026.
- Passing rent of £27,000 pa, rising to £30,000 pa
- Offers based on £340,000 plus VAT, showing a NIY of 7.66% increasing to 8.5% by Oct 2025.



PRICE

Offers based on £340,000 plus VAT are sought for the Freehold interest. A purchase at this level reflects a NIY of 7.66%, rising to 8.5% by October 2025.

RATEABLE VALUE

£33,500.

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.

EPC

Available upon request.

SERVICE CHARGES

There is a variable service charge recharged to the occupational tenant, to cover the provision of communal services and maintenance. A copy of the latest service charge budget is available upon request.

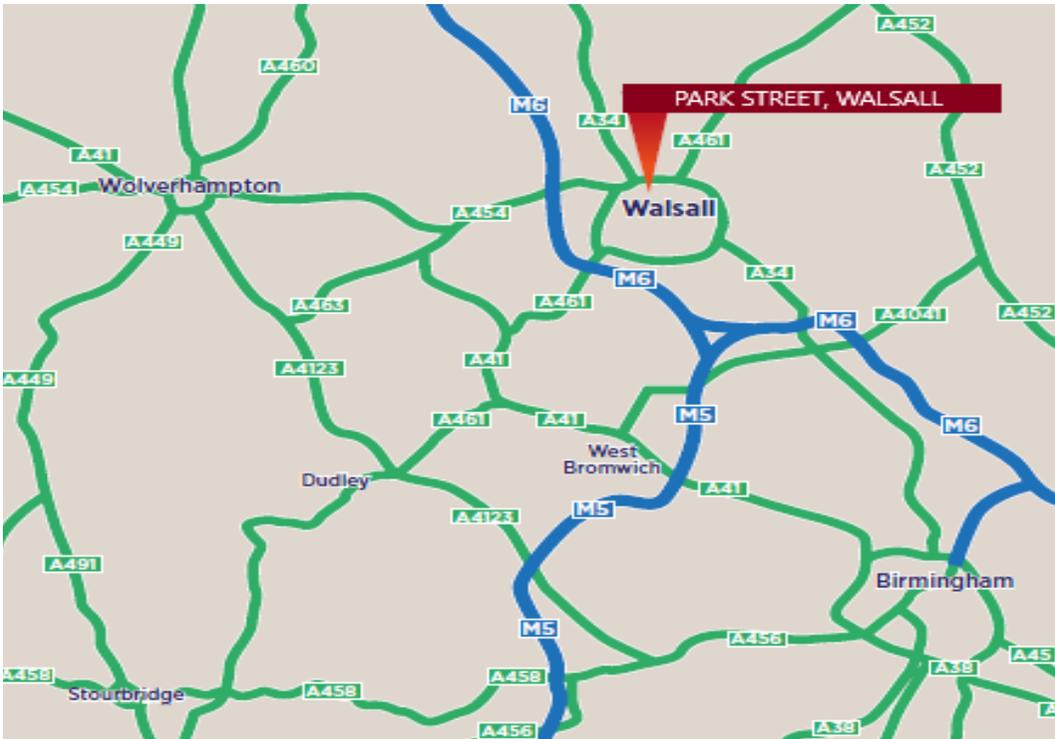
VALUE ADDED TAX

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

LEGAL COSTS

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

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. A director of Bond Wolfe has a vested interest in this property.





Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  agency@bondwolfe.com  bondwolfe.com