



FOR SALE BY AUCTION UNLESS SOLD PRIOR

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

13 Bridge Street, Walsall, WS1 1DP



HIGHLIGHTS

Ground floor lock up shop

Suitable for a variety of uses.

Prominent town centre location.

Sales area – 419 sq. ft. (38.92 sq m).

For sale by auction on 10th July if not sold prior

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 lock up shop with rear access. The sales area measures approximately 38.92 sq.m. (419 sq.ft.) with kitchen and WC facilities beyond.

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

The property will be offered for sale at our auction on 10th July 2025. Offers in excess of £75,000 may be considered prior to the Auction Sale.

LEGAL PACK

A copy of the legal pack is available upon request.

ANTI-MONEY LAUNDERING

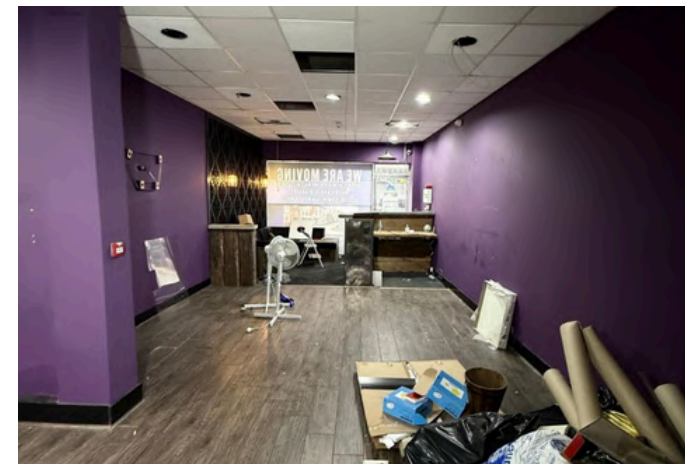
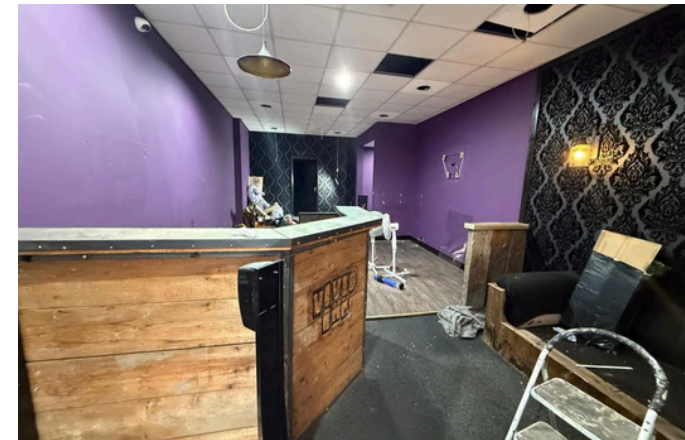
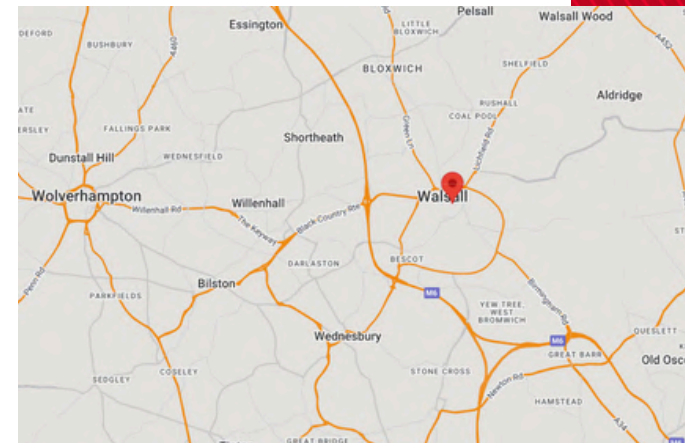
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

JAMES MATTIN

0121 524 1172 or 0121 525 0600

jmattin@bondwolfe.com



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