



**FOR SALE**

## **Mixed Use Investment Opportunity**

**Unit 2, 57 Liskeard Road, Walsall, WS5 3EY**



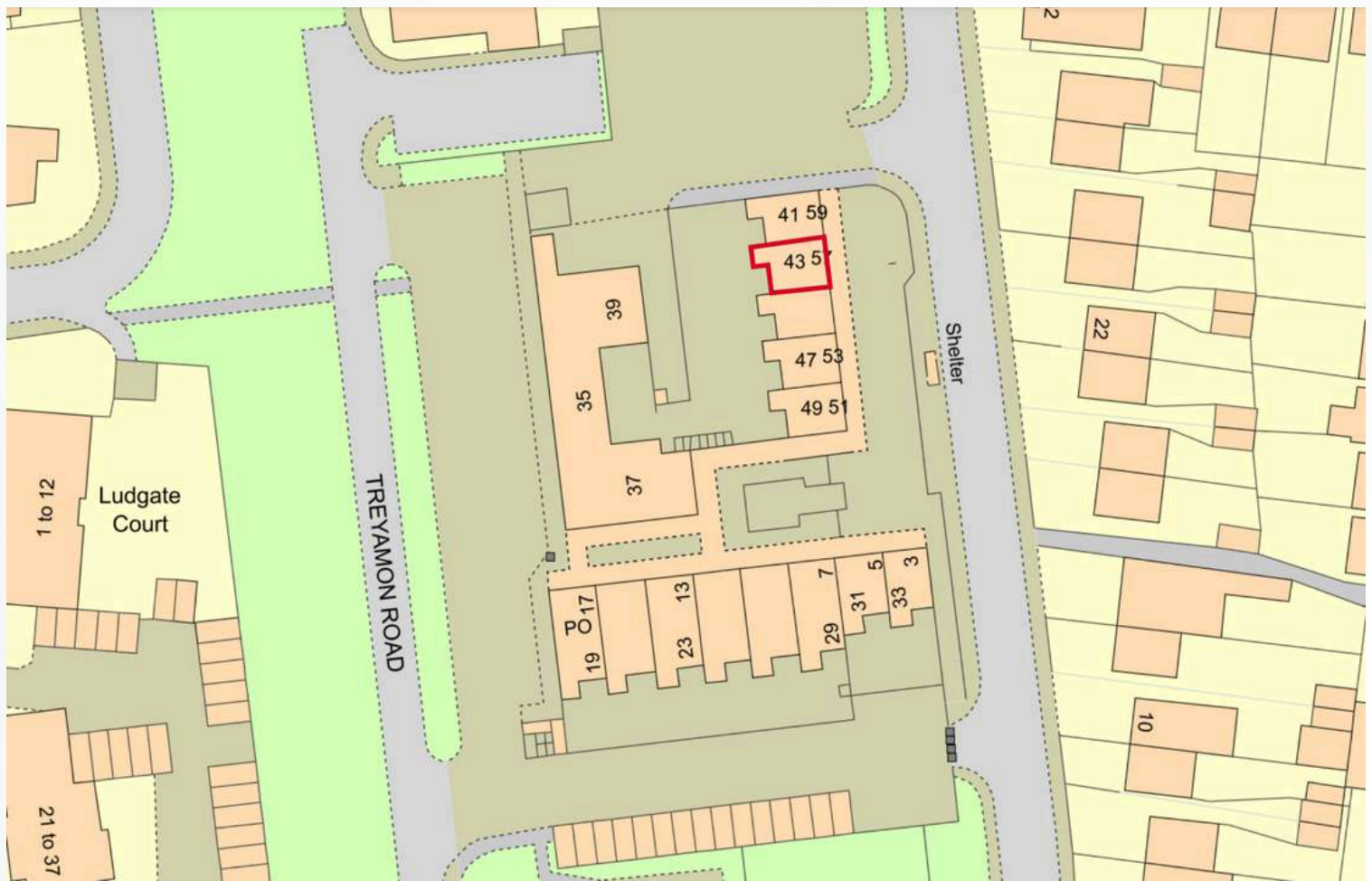




## Property Highlights

- Fully let retail & residential investment opportunity.
- 682 sq. ft. retail shop with 2 bedroom flat above.
- Offers considered for the flat and shop separately
- Let to 3 Sugars Ltd until 17/5/2026.
- Upper floor flat let on AST.
- Combined passing rent of £20,300 per annum.

**Guide price:** £255,000, equating to a net initial yield of 7.75%



## Location

The property is situated in Gillity Shopping Village, a community shopping centre approximately 3 miles to the southeast of Walsall town centre. The property is strategically located to serve the surrounding densely populated residential area and sits adjacent to the King Arthur public house. The shopping centre comprises a wide variety of retail user types and is accessed from both Liskeard Road and Treyamon Road.

## Description

The property comprises a ground floor mid parade retail property with a self-contained 2 bedroom flat to the first and second floors. The shop extends to 682 sq. ft. ( 63.40 sq m) and currently trades as Three Sugars café and snack bar. Accessed to the rear , there is a 2 bedroom self-contained flat situated over the first and second floors.



## Accommodation

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Ground floor shop - 682 sq. ft. ( 63.40 sq m).

First and second floors – 2 bedrooms, lounge, kitchen bathroom.

## Tenancies

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The retail shop is let to 3 Sugars Ltd for a term expiring 17/5/2026, at a passing rent of £11,000 per annum. The flat is let on an AST at a passing rent of £9,300 per annum. The combined rental income is £20,300 per annum

## Service Charge

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There is a service charge recoverable from the commercial tenant towards the repair, upkeep and management of the communal areas. This is fixed at 6.25% of the overall service charge and further details are available upon request.

## Tenure

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The property will be sold with the benefit of a new 999 year lease from completion, at a peppercorn ground rent.





## Price

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Offers based on £255,000, are sought for the long leasehold interest. A purchase at this level, represents a net initial yield of 7.75%, allowing for usual purchasers' costs.

Alternatively, the ground floor shop is available to purchase on its own at £120,000, and/or the flat can be purchased separately for £149,000.

## Legal Costs

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

## VAT

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We are advised that VAT is not applicable.

## EPC

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Available upon request.

## Business Rates

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The current rateable value is £9,600. This is not the amount payable in business rates.

## Anti-Money Laundering

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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.



# For Further Information & Viewings

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