



# FOR SALE

Bond Wolfe  
**bw**



**Freehold office courtyard development opportunity with potential for alternative use (STP)**

Eldon Court, Eldon Street, Walsall, WS1 2JP

## KEY FEATURES

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**Substantial Freehold development opportunity**

**Attractive courtyard setting Close to Walsall Town Centre**

**Huge potential for alternative use including residential (STP)**

**5 self-contained two storey office suites extending to 4,711 sq. ft. (437.83 sq m) in total**

**Available as a whole or individually**

**Plans submitted for permitted development of 10 apartments**

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**Guide Price : £565,000 for the whole. Individual offers considered (see below for pricing)**



## LOCATION

Eldon Court is located directly off Eldon Street forming part of a mixed industrial and residential area and located approximately half a mile to the south-east of Walsall Town Centre and two miles to the east of the M6 motorway (junction 9).

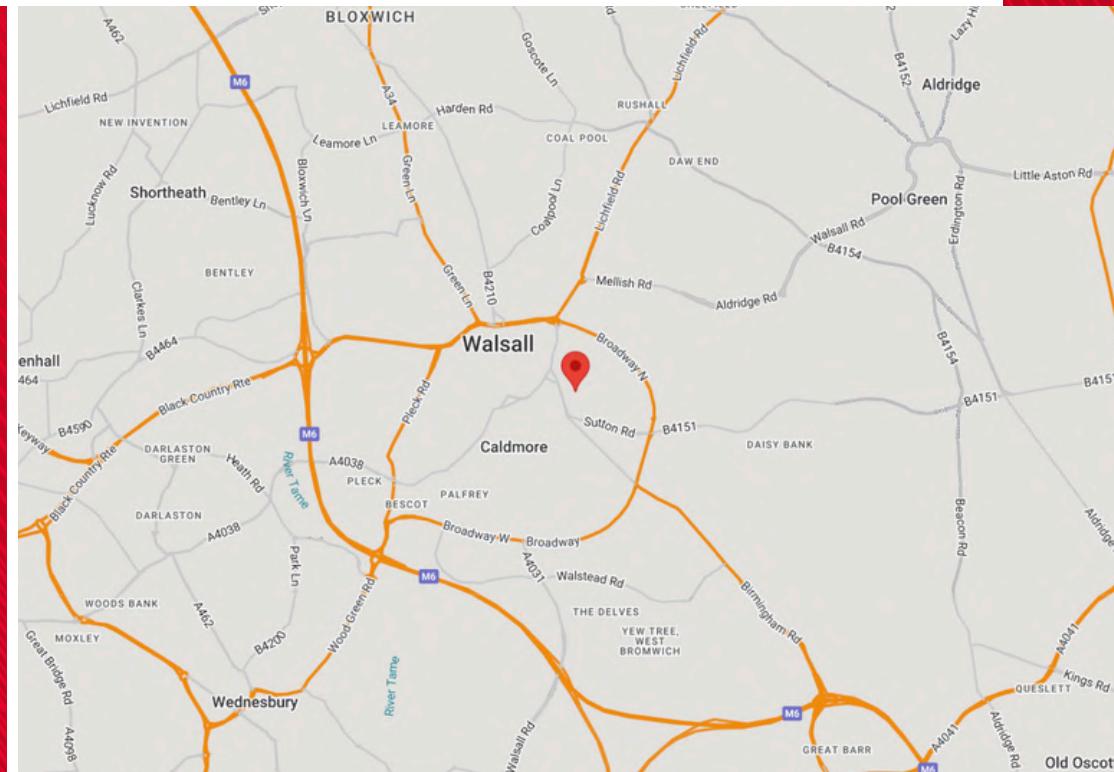
Walsall is located approximately 10 miles north of Birmingham city centre and 8 miles east of Wolverhampton. The town benefits from excellent road communications located within 4 miles of the intersection of the M5/M6 motorways. Junction 9 and 10 of the M6 motorway lies within 2 miles of the western periphery of the town, thereby providing easy access to the remainder of the national motorway network.

## DESCRIPTION

Set back beyond a gated entrance, Eldon Court comprises an attractive courtyard office development, with excellent potential for alternative use (subject to planning consent). Formerly a Victorian workshop, the property was converted into 5 self-contained offices in 1990. Extending over 4,711 sq. ft. (437.83 sq m), each property benefits from its own entrance and accommodation laid out over ground and first floors. The suites are individually metered and have gas fired central heating and double glazed windows. The properties border a car parking providing spaces for 13 vehicles.

## ACCOMMODATION

- 1 Eldon Court approximately 847 sq.ft. (78.68 sq.m.)
- 2 Eldon Court approximately 1,043 sq.ft. (96.89 sq.m.)
- 3 Eldon Court approximately 802 sq.ft. (74.50 sq.m.)
- 4 Eldon Court approximately 974 sq.ft. (90.48 sq.m.)
- 5 Eldon Court approximately 1,045 sq.ft. (97.08 sq.m.)



## EXTERNAL

1 - 5 Eldon Court will each have two car parking spaces within the adjoining Courtyard if the units are sold separately.

## SERVICES

Usual mains services are understood to be connected or available to the property. The offices have Gas Fired central heating with hot water radiators, although at present Units 2, 3 and 4 have a single heating and hot water system. No tests have been applied to any of the services or appliances.

## RATEABLE VALUE

1 Eldon Court rateable value: £6,400  
Description: Offices and Premises

2 - 4 Eldon Court rateable value: £22,750  
Description: Offices and Premises

5 Eldon Court rateable value: £7,200  
Description: Offices and Premises

## PLANNING

PLANNING The suites were last occupied as offices and, while a similar use is thought appropriate, they are also believed to have potential for alternative uses, including residential conversion. Plans have recently been submitted for the permitted development of 10 x 1 bedroom apartments & further details are available upon request.

Unit 5 has an existing consent for educational purposes and interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.



## LOCAL AUTHORITY

Walsall Council Planning Department Tel: 01922 652 677 or email [planningservices@walsall.gov.uk](mailto:planningservices@walsall.gov.uk).

### TENURE

Freehold

### EPC

Available upon request.

### PRICE

£565,000 for the Freehold interest .

Alternatively, the suites are available individually as follows:-

1 Eldon Court - £130,000

2 Eldon Court - £105,000

3 Eldon Court - £99,950

4 Eldon Court - £105,000

5 Eldon Court - £150,000

### LEGAL COSTS

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

### 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

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