

R.D. JUKES
www.rdjukes.co.uk

For Sale

Walsingham Works, Walsingham Street, Walsall, WS1 2JZ

Prime Commercial Building with Offices and Storage

Highlights

- ▶ Excellent Freehold Opportunity
- ▶ Office & Storage Space c. 5,069 sq. ft
- ▶ Rear Hardstanding & Parking
- ▶ Roller Shutter Access
- ▶ Established Commercial Location

Offers based on £525,000

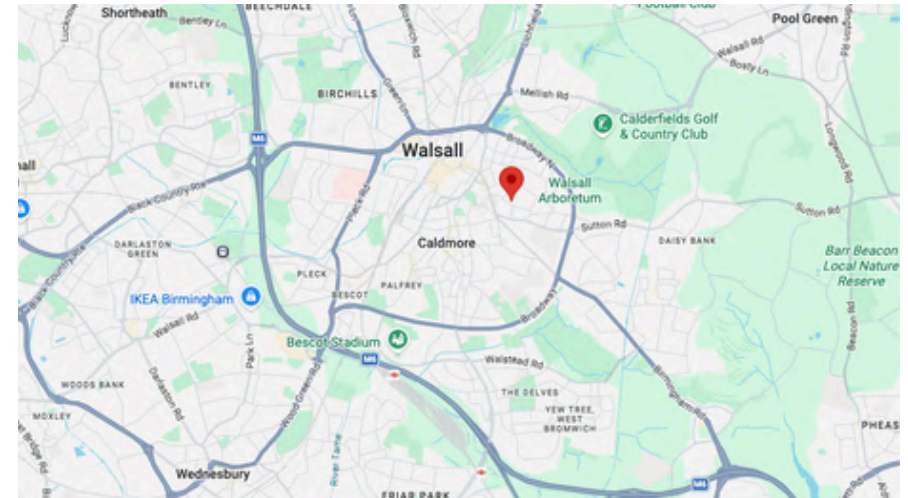


Location

The property is prominently situated on Walsingham Street, occupying an established commercial location surrounded by a mix of industrial, commercial and residential occupiers. The location benefits from excellent accessibility and close proximity to Walsall town centre, offering an attractive opportunity for both owner-occupiers and investors.

Walsall is a well-established commercial and industrial centre within the West Midlands, situated approximately 9 miles north-west of Birmingham city centre. The town benefits from excellent road connectivity, with the A34, A4148 and A461 providing access to the wider regional road network, together with convenient access to the M6 motorway at Junction 9.

Walsall town centre provides a comprehensive range of retail, leisure and professional amenities, while Walsall railway station offers regular rail services to Birmingham and other key destinations across the region.



Description

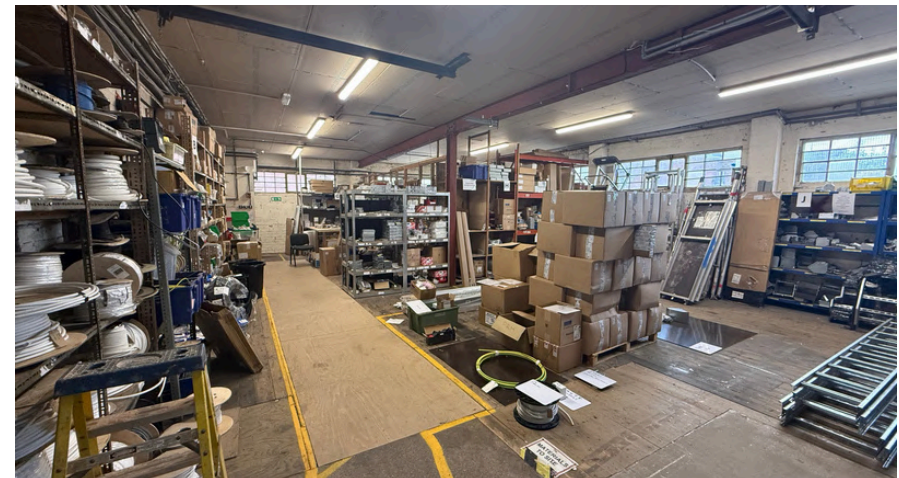
Walsingham Works comprises a substantial three-storey commercial property extending to approximately 5,069 sq ft, providing a versatile combination of office, storage and ancillary accommodation.

The ground floor provides a main reception area, male and female WC facilities and a substantial storage area. To the rear is a secure hardstanding area, currently utilised for parking, which benefits from access via a roller shutter door.

The first floor provides a range of office accommodation together with a kitchen area. A separate staircase provides access to additional storage accommodation, with direct connectivity through to the rear hardstanding area.

The second floor comprises further office accommodation together with dedicated archiving/storage space.

The property offers a flexible layout with potential for a variety of commercial uses, subject to any necessary consents, and benefits from the combination of office accommodation, storage, roller shutter access and private rear parking/hardstanding.



Further Information

EPC

The property has an EPC
Rating of C (54).

Tenure

Freehold.

Business Rates

Current rateable value - £20,750

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.

Proposal

Offers based on: £525,000 are sought for the freehold interest.

Legal Costs

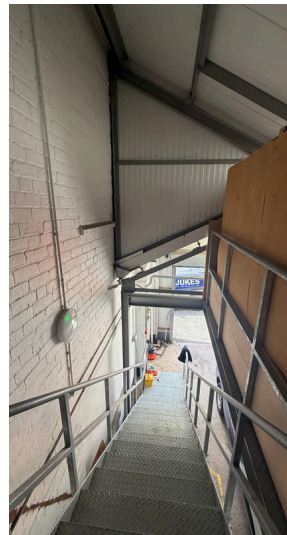
Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VAT

We are advised that VAT is not applicable.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

George Bassi

+44 (0) 121 524 2583

georgebassi@bondwolfe.com

James Mattin

+44 (0) 121 524 1172

jmattin@bondwolfe.com



DISCLAIMER

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.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.

Registered office: The Counting House 61 Charlotte Street, Birmingham, B3 1PX