



**FOR SALE**

## Mixed Use Investment Opportunity

Unit 9, 11 Liskeard Road, Walsall, WS5 3EY

Bond Wolfe  
**bw**  
Est. 1983



## Property Highlights

- Fully let retail & residential investment opportunity.
- Ground floor let to Inspire Training & Tuition Services Ltd on renewed lease until 18/10/2028.
- Offers considered for the flat and shop separately
- 1,051 sq. ft. retail shop with 2 bedroom duplex flat above.
- Duplex flat let on an AST.
- Combined passing rent of £23,900 per annum.

**Guide price:** £250,000, equating to a net initial yield of 8.04%



## Location

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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

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The property comprises a ground floor mid parade retail property with a self-contained 2 bedroom duplex flat to the first and second floors. The shop extends to 1,051 sq. ft. (97.70 sq m) and currently trades as a training and tuition centre. Accessed from the rear there is a 2 bedroom self-contained duplex flat situated over the first and second floors.

## Accommodation

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Ground floor shop - 1,051 sq. ft. ( 97.70 sq m).

First and second floors – 2 bedrooms, lounge, kitchen, bathroom. The duplex extends to 785 sq. ft. ( 73.00 sq m).

## Tenancies

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The ground floor is let to let to Inspire Inspire (Walsall) Limited on a recently renewed 3 years lease without break, from 19th October 2025 and at a rental of £12,450 per annum The tenant has been in occupation since 2017. The duplex is let on an AST at a passing rent of £10,740 per annum. The total passing rent is £23,190 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 £250,000 are sought for the long leasehold interest. A purchase at this level, represents a net initial yield of 9.04%, allowing for usual purchasers' costs.

Alternatively, the ground floor shop is available to purchase on its own at £115,000, 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 £9,700. 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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