

# BURLEY BROWNE

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**MIXED USE BUILDINGS &  
DEVELOPMENT OPPORTUNITY**

**FOR SALE**

**HENRY HOUSE  
SPRINGHILL ROAD  
WALSALL  
WEST MIDLANDS  
WS1 2LN**



**Prominent roadside position situated to the east of Walsall town centre**

**Existing uses include retail convenience store, industrial workshop & self-contained first floor flat**

**Freehold opportunity with the benefit of planning consent for industrial development**

**0121 321 3441**

## LOCATION

The property occupies a prominent roadside position on the eastern side of Springhill Road within Walsall town centre.

Springhill Road continues in a south easterly direction having access with Birmingham Road (A34) which in turn continues and provides access with Junction 7 of the M6 Motorway. This provides subsequent links with the wider Midlands Motorway Network.

The immediate surrounding area consists of mixed-use including retail, a school, petrol filling station, offices and residential.

## DESCRIPTION

The subject property comprises a two-storey mixed use building including a ground floor former convenience store together with a self-contained first floor flat. Situated to the rear of the convenience store is a single storey workshop.

Externally there is ample vehicular parking. To the rear is a cleared site which has been identified for redevelopment, please see Planning below.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Retail unit – 123.86m<sup>2</sup>/1,333 sq ft\*

Industrial – Workshop – 218.64m<sup>2</sup>/2,354 sq ft

First Floor – no access available. We understand the accommodation provides 1 bedroom, kitchen, bathroom and living room.

\*Retail unit measurements obtained from the Valuation Office Agency website.

Site Area – 0.367 acre / 0.15 hectare.

## TENURE

The property is available for sale freehold with full vacant possession.

## PURCHASE PRICE

Guide price – offers around **£450,000**.

## PLANNING

Planning Permission has been granted for the erection of a single storey extension to existing workshop. Further details can be obtained on the Walsall Metropolitan Borough Council Website – application number 18/1003.

## BUSINESS RATES

Rateable Value – Henry House Front £11,250 obtained from the Valuation Office Rating List.

Rates Payable 2020/2021 £5,613.75 prior to any transitional arrangements.

Rateable Value – Henry House Rear £6,200 obtained from the Valuation Office Rating List.

Rates Payable 2020/2021 £3,093.80 prior to any transitional arrangements.

**However businesses may benefit from 100% business rates relief in 2020/2021 on this property.**

1<sup>st</sup> Floor Flat, Henry House – Council Tax Band A.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating – Band C 69.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, solicitors to confirm.

## VIEWING

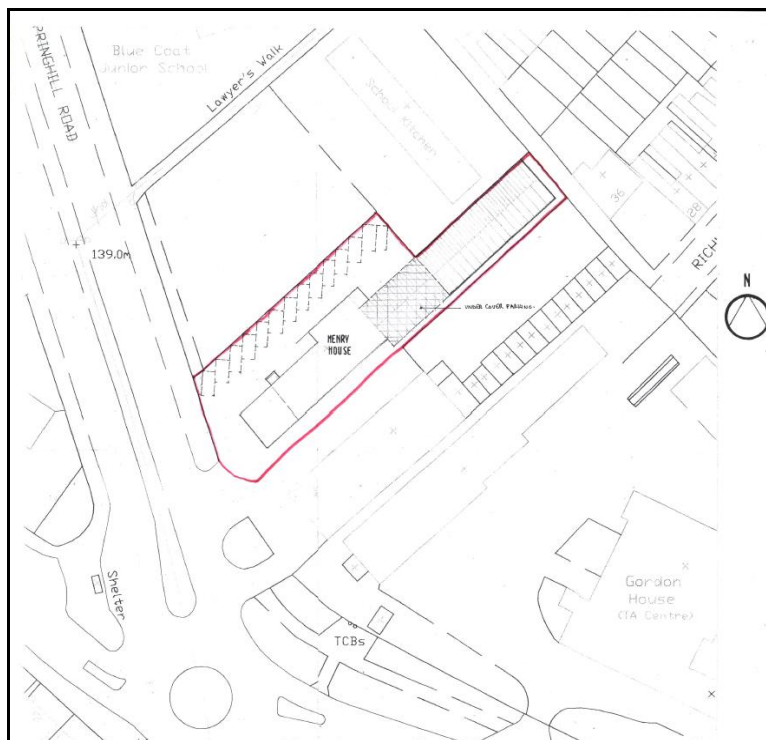
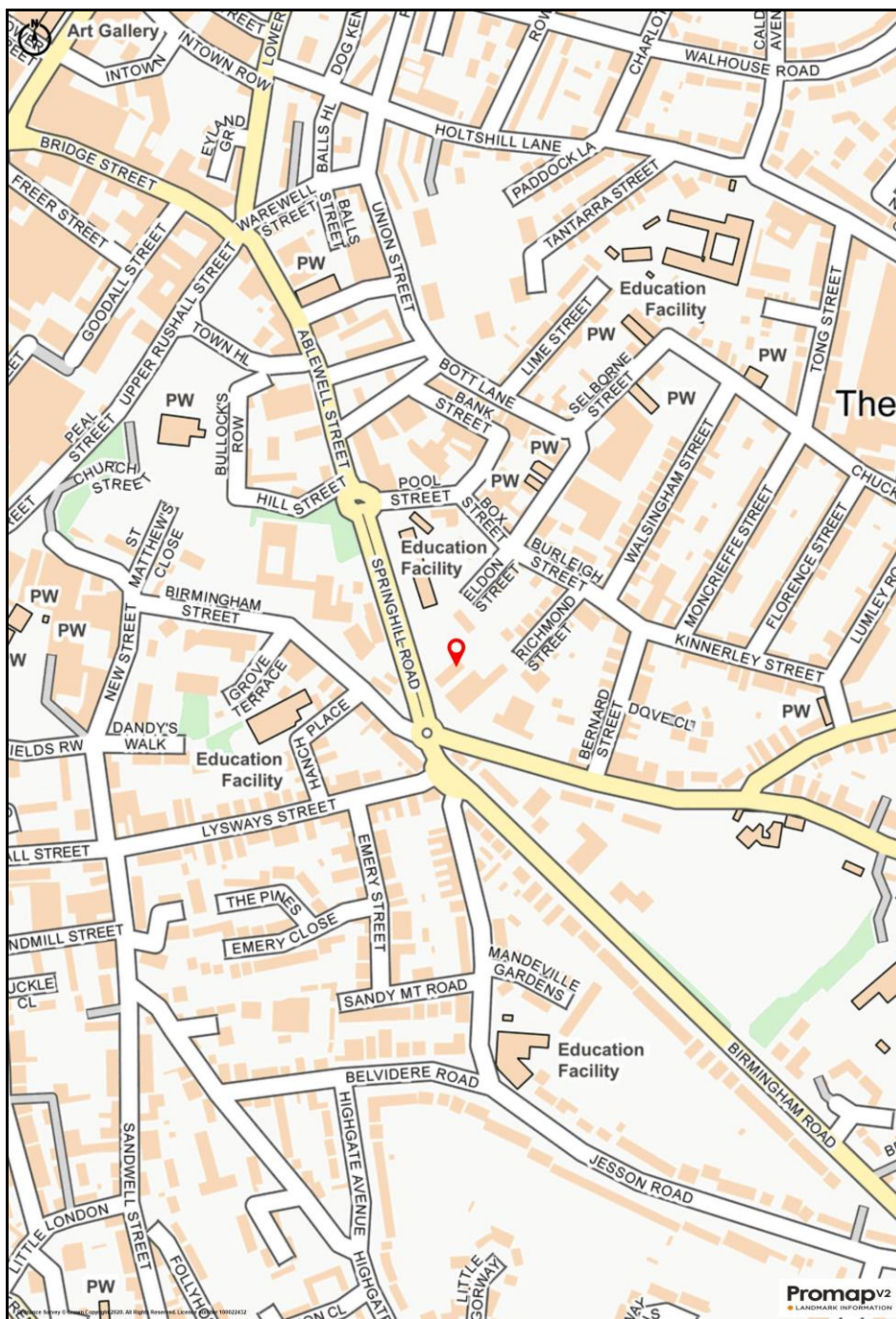
***Strictly by prior appointment through the sole agent, please contact***

***Burley Browne on 0121 321 3441.***

***Further information contact  
Ben Nicholson***



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INDICATIVE SITE PLAN NOT TO SCALE - ANY MEASUREMENTS SHOWN ARE APPROXIMATE



## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**

**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

**9778 080920**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)