

# BURLEY BROWNE

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**FREEHOLD  
RETAIL/SHOWROOM PREMISES**

**FOR SALE**

**152A HIGH STREET  
BLOXWICH  
WS3 3JT**



**TOTAL GROSS INTERNAL FLOOR AREA 364.76 sq m / 3,926 sq ft**

**Prominent detached two storey freehold commercial premises  
situated within the Asda Bloxwich car park just off the High Street**

**0121 321 3441**

## LOCATION

The premises are situated just off the High Street on the southern fringe of Bloxwich Town Centre effectively within the Asda Superstore car park.

Bloxwich is located approximately 2½ miles north west of Walsall Town Centre and approximately 3 miles of junction 10 of the M6.

## DESCRIPTION

The subject premises comprise a two storey retail warehouse with profile sheet cladding comprising a retail showroom with ancillary storage to the ground floor with staircase and goods lift to the first floor which is currently partitioned to provide office, workshop and ancillary stores.

WC's to ground and first floor.

5 parking spaces.

The accommodation comprises the following approximate floor areas and dimensions:-

Internal width max 17.68m/58'0"

Built depth 10.44m/34'3"

Ground Floor area - 182.38 sq m / 1,963 sq ft

First Floor – 182.38 sq m / 1,963 sq ft

## TOTAL GROSS INTERNAL FLOOR AREA:

**364.76 sq m / 3,926 sq ft**

## TENURE

The property is available for sale freehold.

## PURCHASE PRICE

Guide price – offers in excess of £500,000.

## BUSINESS RATES

Rateable Value £11,750 obtained from the Valuation Office Rating List.

Rates Payable 2019/2020 £5,769.25 prior to any transitional arrangements.

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

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

## 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, which we understand is not applicable in this instance.

## VIEWING

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

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

***Further information:***

***David Hemming***

***DDI: 0121 362 1530***

***EI: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)***



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

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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)



## **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  
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