



Sanderson
Weatherall

Freehold A2 Unit For Sale

Guide price: £185,000



933 Walsall Road, Great Barr, Birmingham B42 1TN

sw.co.uk



- A2 unit extending to 144.65 sq M (1,557 Sq Ft)
- Suitable for alternative uses (STPP)
- Currently held Freehold under Title Number WK217543
- Guide Price £185,000



Description

Comprising a two storey mid-terraced retail unit, making up part of an established retail parade which includes both local and national retailers.

The premises is of brick construction, surmounted by a pitched clay tiled roof, and benefits from an aluminium framed glazed frontage with excellent frontage to Walsall Road with a wide pavement. To the rear of the property is a yard providing parking for circa four vehicles with access provided via a service road leading from Walsall Road.

We understand the property currently benefits from an 'A2' use class (financial and professional services) although is also considered to be suitable for alternative uses subject to the necessary consents.

Location

Situated to the northern portion of the A34 Walsall Road, close to its junction with A4041 Queslett Road, approximately 5 miles north of Birmingham City Centre.

Accommodation

The ground floor comprises a retail area to the front of the property, with partitioned office and kitchen/staff room area to the rear. The first floor is arranged to provide three offices with male and female w/c. The property extends to the following approximate net internal areas:

| Description | Sq M | Sq Ft |
|--------------------------------|---------------|--------------|
| Retail Area | 60.76 | 654 |
| Kitchen / Staff Room | 36.84 | 397 |
| Rear Office | 11.11 | 120 |
| First Floor Offices and Stores | 35.94 | 387 |
| Total Net Internal Area | 144.65 | 1,557 |

Rateable Value

The property is assessed within the 2017 Rating List as 'shop and premises' with a rateable value of £15,000.

Energy Performance

The property has an EPC rating of Band C (74) a full copy of which is available upon request.

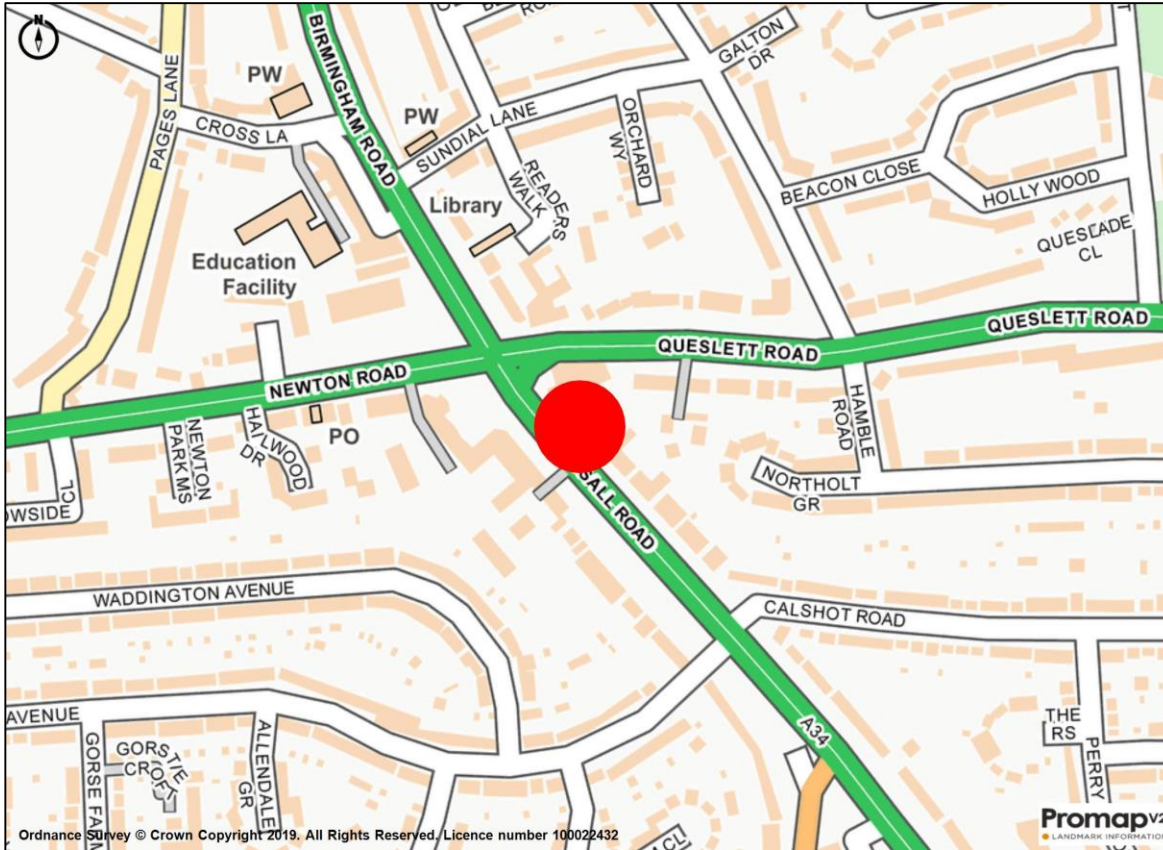
Services

We understand that mains electricity, gas, water and drainage are available at the property. The services/ installations have not been tested by the vendors or their agents.

Guide Price

Offers are sought in the region of **£185,000**, for the freehold interest with vacant possession, subject to contract.

The premises are understood to be not currently elected for VAT.



NOT TO SCALE

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Money Laundering

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

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Contact

For further information or to arrange a viewing, please contact the sole agents:

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