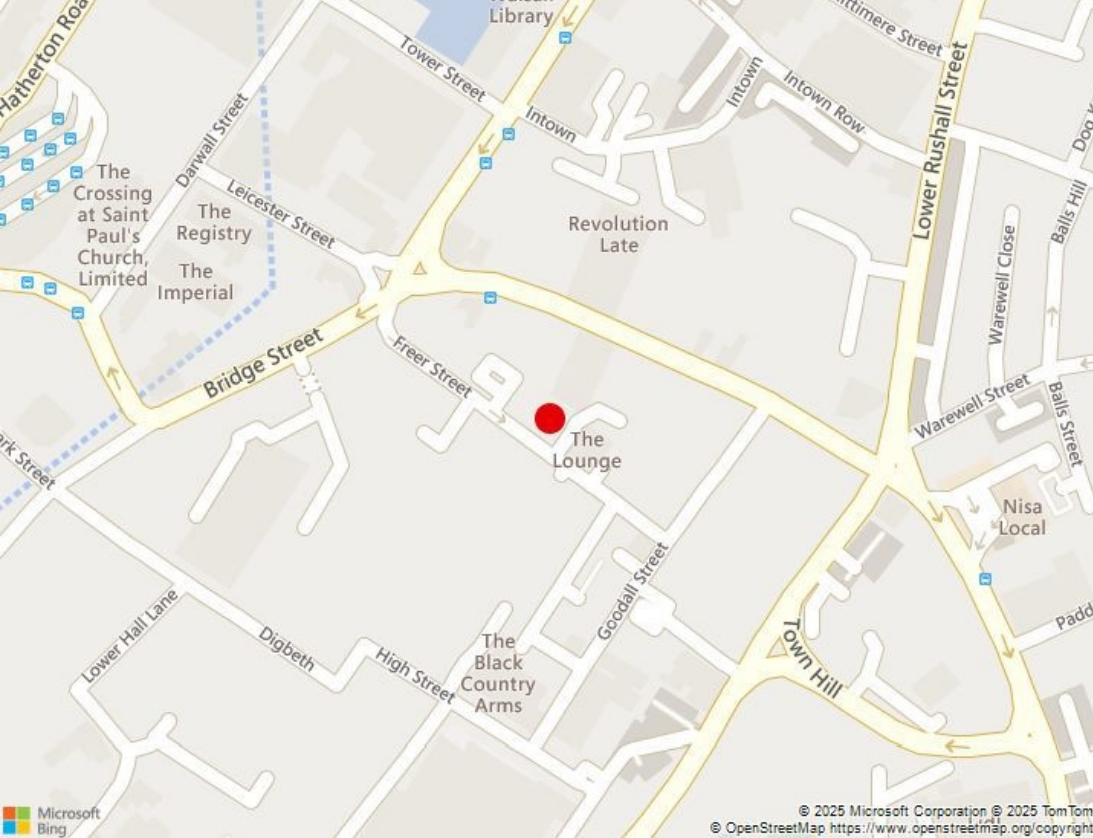


WAREHOUSE TOGETHER WITH RETAIL/OFFICE - FOR SALE

8 - 9 Freer Street, Walsall, West Midlands, WS1 1QD

4,176 SqFt (387.95 SqM) | Offers based on £275,000





KEY FEATURES

- Rare opportunity to acquire freehold premises with full vacant possession
- Prominently Located
- Two storey Premises
- Double height warehouse with roller shutter loading bay
- Together with Retail/Office area
- Located close to Walsall Town Centre and major arterial routes

LOCATION

The premises are prominently located on Freer Street which links Bridge Street to Goodall Street within a short walking distance of the pedestrianised retail area of High Street/Market Place in Walsall town centre.

The nearby Walsall ring road provides access to all major arterial routes which lead in and out of the town centre and provides access to junctions 7, 9 and 10 of the M6 motorway.

DESCRIPTION

The two storey premises provide double height warehouse to the rear which is approached via a roller shutter loading bay off Freer Street, together with retail/office area to the front with staircase to first floor offices. Small basement (not inspected).

Area	SqFt	SqM
Ground Floor	2,687	249.62
First Floor	1,489	138.33
Total Floor Area	4,176	387.95



8 - 9 Freer Street, Walsall, West Midlands WS1 1QD



TERMS

Freehold sale with vacant possession.

ASKING PRICE

Offers based on £275,000.

EPC

Assessment awaited.

BUSINESS RATES

Rateable Value £11,500

Rates Payable 2025/2026 - £5,738.50

However, businesses may benefit from 100% small business rates relief and therefore they are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which may be payable. Solicitors to confirm

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.