

RETAIL UNIT TO LET / FOR SALE WITH VACANT POSSESSION

INCL. 3 FLATS / GARAGES

941 - 943 Walsall Road, Great Barr, Birmingham, West Midlands, B42 1TN

11,707 SqFt (1,087.58 SqM) | For Sale - Price on Application / To Let - £52,500 per annum exclusive





KEY FEATURES

- Excellent location on Walsall Road, Scott Arms.
- Prominent main road frontage.
- Opposite Scott Arms Shopping Centre
- Freehold includes 3 flats plus garages

LOCATION

The property is situated in a prominent location fronting the A34 Walsall Road which provides one of the main arterial routes into Birmingham city centre and is located opposite Scott Arms Shopping Centre close to Junction 7 of the M6.

Scott Arms Shopping Centre, which is situated directly opposite the subject premises, comprises a mix of local and national retailers to include **Lloyds Pharmacy**, **Aldi**, **Greggs** and **Card Factory**.

DESCRIPTION

The premises provide a self-contained large retail shop providing ground floor sales together with ancillary stores and office together with loading bay with additional storage, staff and ladies and gents WCs to the first floor. A customer car park for approximately 13 - 15 vehicles to the rear which is approached off Queslett Road.

In the event of a sale, three self contained flats comprising a 1,2 and 3 bed flat, all of which are let together with a block of 4 garages is also included.

Area	SqFt	SqM
Ground Floor sales and storage	8,999	836.01
First Floor stores, staff and WCs	2,708	251.57
Total Floor Area	11,707	1,087.58

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TERMS

To let - The retail premises are available to let, subject to vacant possession by way of a new full repairing and insuring lease for a term of five years or multiples thereof will be considered.

For Sale - Freehold with the retail unit offering full vacant possession, together with a one, two and three bed flat all of which are let on Assured Shorthold Tenancy agreements at rentals of £450pcm, £660 pcm and £795 pcm per flat respectively plus a block of four vacant garages. Price and further details on the flats are available on request..

ASKING PRICE / RENT

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EPC

Energy Performance Rating B-48. Certificate available on request.

BUSINESS RATES

Retail premises:

Rateable Value £65,500 obtained from the Valuation Office Rating List.

Rates Payable 2025/2026 £32,684.50 prior to any transitional arrangements.

Flats - Council Tax Band A

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) 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 will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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

HM Land Registry Current title plan

Title number **WM413435**
Ordnance Survey map reference **SP0494SE**
Scale **1:1250**
Administrative area **West Midlands :**
Birmingham



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