



KEY FEATURES

- Prominent detached two storey freehold commercial premises
- Prominent location adjacent to Asda Superstore
- Two storey detached retail showroom - Potential to sub-divide / add a floor (STP)
- Use of 6 parking spaces
- VIRTUAL TOUR AVAILABLE
- For Sale

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.

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. A licence provides for the use of 6 parking spaces within Asda's car park - full details available on request.

Area	SqFt	SqM
Ground Floor	1,963	182.36
First Floor	1,963	182.36
Total Floor Area	3,926	364.73



152A High Street, Bloxwich, Walsall WS3 3JT



TERMS

The property is available for sale freehold.

ASKING PRICE

Offers around £450,000

EPC

Assessment awaited where appropriate.

BUSINESS RATES

Rateable Value £10,500 obtained from the Valuation Office Rating List.

Businesses may benefit from 100% business rates relief on this property.

Interested parties 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.

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, 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.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.