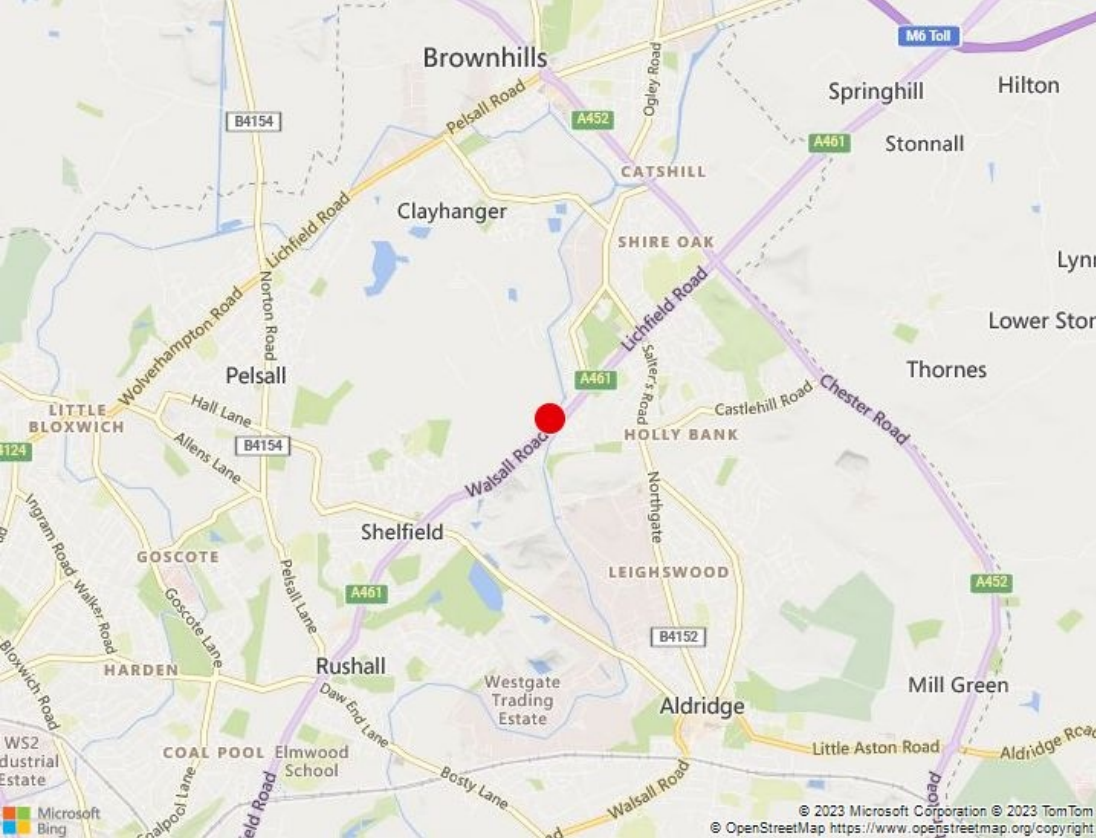


WAREHOUSE PREMISES WITH OFFICES & YARD - FOR SALE

36 Hall Lane, Walsall Wood, Walsall, West Midlands, WS9 9AS

7,289 SqFt (677.15 SqM) | Offers in excess of £450,000





KEY FEATURES

- Self contained warehouse premises with two storey offices
- Secure yard with gated entrance and fenced perimeter
- Ample parking
- Situated in popular commercial location, neighbouring occupiers including Screwfix & Sunbelt Rentals
- Positioned just off Walsall Road (A461) with links to Brownhills, Aldridge & Walsall
- Easy driving distance of the M6 Toll Road to the north and A5 trunk road

LOCATION

The property is situated on the southern side of Hall Lane in the area of Walsall Wood. Hall Lane has access with Walsall Road (A461) which in turn provides a main arterial route to the south west with Walsall Town Centre and alternatively north with Lichfield City Centre. Walsall Wood is situated to the north east of Walsall Town Centre neighbouring the areas of Brownhills and Aldridge and is conveniently situated within an easy driving distance of the M6 Toll Road to the north and A5 trunk road.

DESCRIPTION

The property comprises a self-contained detached warehouse incorporating two storey offices and the benefit of a secure yard. Two roller shutters are installed to the front elevation. The warehouse is of concrete portal frame construction and consists of adjoining twin bays. The units have the use of a single WC and a partitioned office. Gas hot air blowers are also installed. To the perimeter of the building there is a good sized yard area providing loading areas and parking. Approximate minimum internal eaves height within the warehouse 2.37m extending to 3.14m.



Area	SqFt	SqM
WAREHOUSE	5,469	508.07
GF OFFICES	869	80.73
FF OFFICES	951	88.35
Total Floor Area	7,289	677.15

36 Hall Lane, Walsall Wood, Walsall, West Midlands WS9 9AS

**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441



ASKING PRICE

Offers in excess of £450,000.

TENURE

We understand that the property is owned freehold and is offered with full vacant possession.

EPC

Energy Performance Asset Rating Band C - 67.

A full copy of the Energy Performance Certificate is available on request.

BUSINESS RATES

Rateable Value £24,250 obtained from the Valuation Office Rating List.

Rates Payable 2023/2024 £12,100.75 prior to any transitional arrangements.

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 is to bear their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT, which we are advised will not be payable in this instance - solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@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.



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.