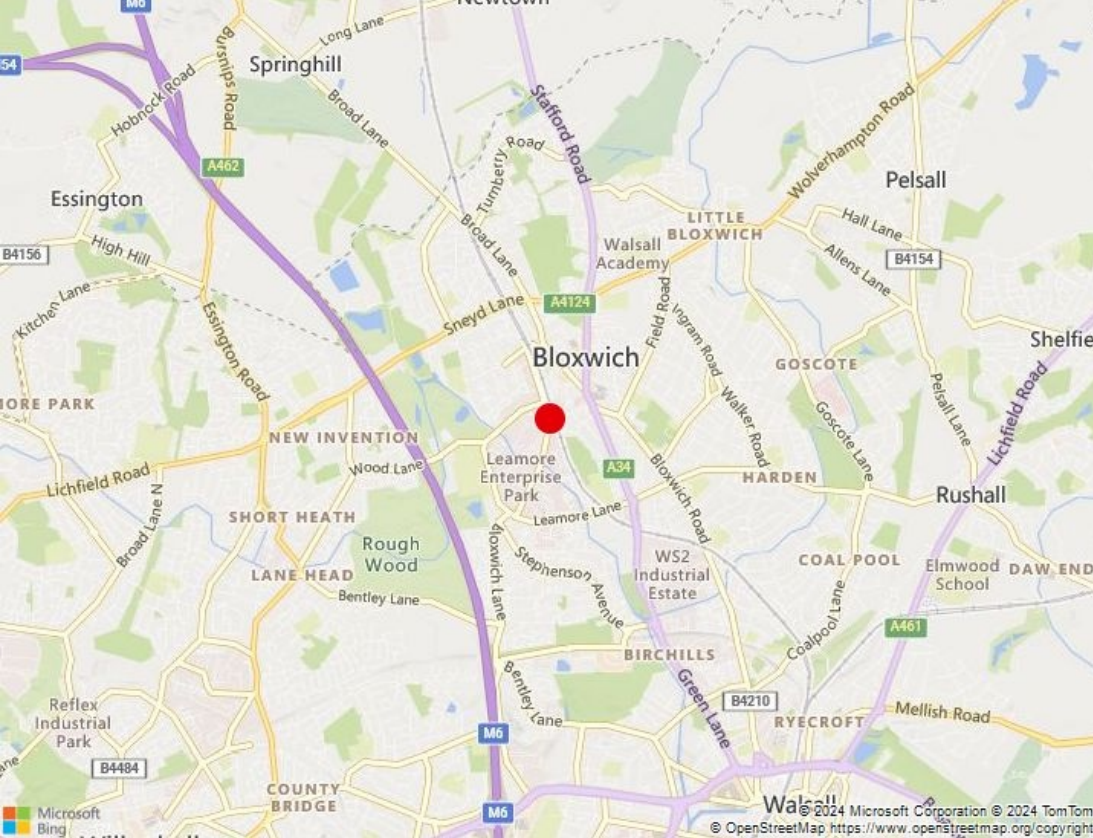


INDUSTRIAL/WORKSHOP PREMISES - FOR SALE

Unit 1, Fryers Road, Bloxwich, Walsall, West Midlands, WS2 7LZ

4,160 SqFt (386.46 SqM) | offers in excess of £350,000





KEY FEATURES

- Rare opportunity to acquire freehold premises
- Popular industrial location
- Workshop premises with the benefit of parking
- Secure gated entrance shared with neighbouring property
- Offered with full vacant possession
- Within nearby driving distance of Junction 10 of the M6 Motorway

LOCATION

The subject property is situated on the eastern side of Fryers Road within the Bloxwich district of Walsall. Bloxwich is approximately 3 miles to the north of Walsall town centre, neighbouring the areas of Pelsall and Aldridge. Fryers Road is a popular and well established industrial location having access from Leamore Lane to the south, which links with the A34 to the east and provides direct access south with Walsall town centre. The M6 Motorway is within a short driving distance with access at Junction 10.

DESCRIPTION

The subject property comprises adjoining workshop buildings situated within a good sized yard set behind a gated entrance. The workshops are of part steel portal frame with roller shutter door access to the front. Internally, the units offer workshop space with ancillary stores and WC's. The premises are situated within a well established industrial location on Fryers Road in the Bloxwich district of Walsall.



Area	SqFt	SqM
TOTAL GIA	4,160	386.46
Total Floor Area	4,160	386.46

Unit 1, Fryers Road, Bloxwich, Walsall, West Midlands WS2 7LZ



TERMS

The property is available on the basis of a freehold sale offered with full vacant possession.

ASKING PRICE

Offers in excess of £350,000.

EPC

Assessment awaited.

BUSINESS RATES

The current assessment for the property is included with the neighbouring premises and therefore is to be reassessed for Business Rates. 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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1532
Mob: 07889 407650
E: ben.nicholson@burleybrowne.co.uk

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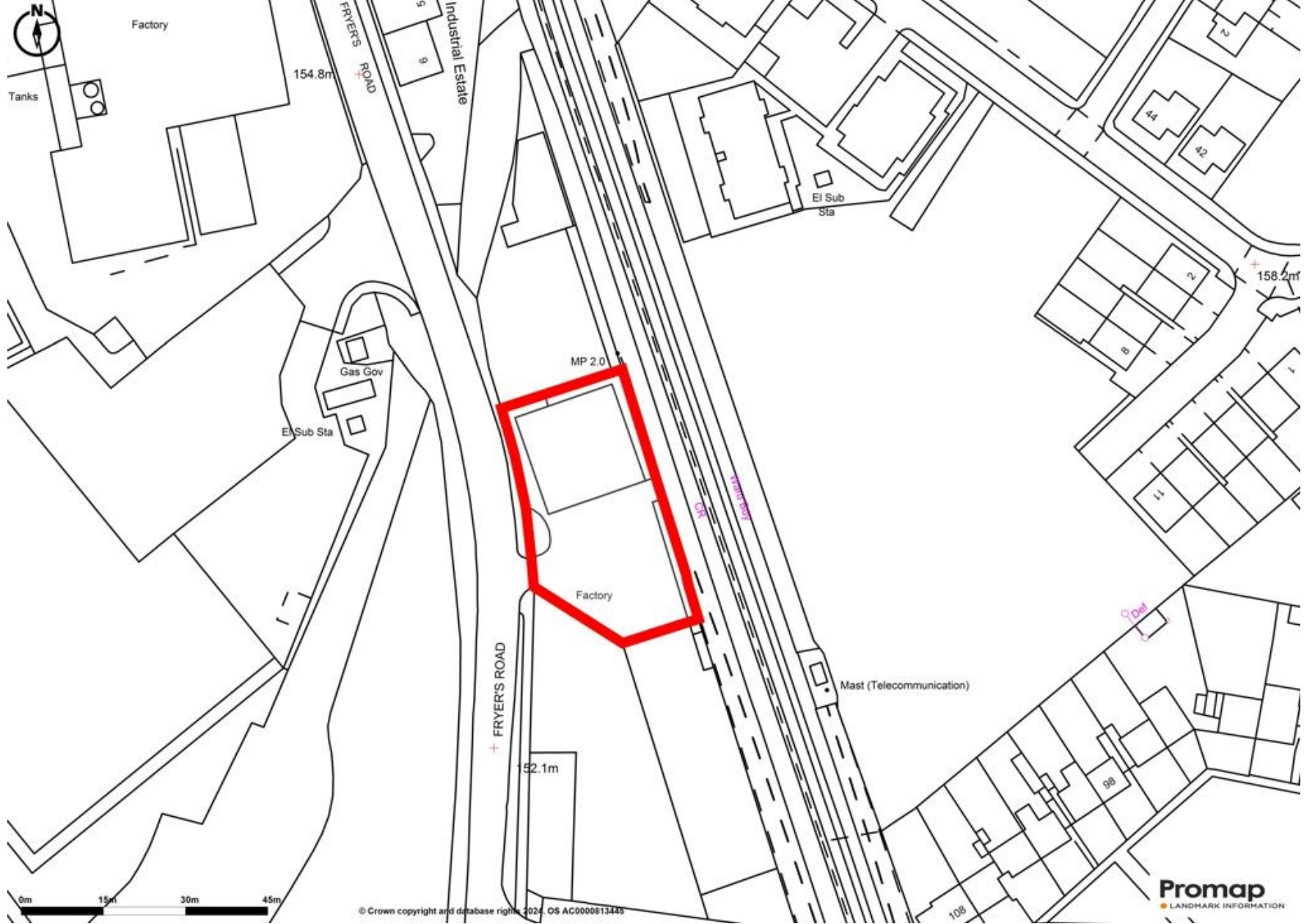


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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