



Freehold Office / Development Opportunity

For Sale

Innovation Works, 1 Booth Street, Wednesbury WS10 8JB

- Substantial two storey character property
- 11,559 sq. ft. (1074.25 sq. m)
- Site area - 0.395 acres (0.16 hectares)
- Suitable for a variety of uses (STP)
- Car parking
- Freehold - offers invited based on £747,500



LOCATION

The property occupies an imposing position at the corner of Booth Street and Queen Street, just off the main A454 Black Country Route, providing easy onward access to the West Midlands conurbation via junctions 9 & 10 of the M6 motorway. The property is located at a prime location in Wednesbury, being close to IKEA, local retail parks and train links. Wednesbury is a market town in Sandwell within close proximity of both Wolverhampton and Walsall.

The property lies approximately 1 mile west of Walsall Town centre, 2.5 miles east of Wolverhampton City Centre, and 3 miles north of West Bromwich.

DESCRIPTION

The property currently comprises of a substantial 1800s constructed two storey office building. The building combines to afford approximately 11,559 sq. ft. (1074.25 sq m) of office accommodation over ground and first floors with front and rear parking. Currently configures as a series of self-contained office suites, the property would lend itself to a variety of use (subject to consent) including residential, leisure, education and healthcare.

The site itself extends to 0.395 acres (0.16 hectares).



ACCOMMODATION

Ground floor - Reception, 10 offices, ladies and gent's WC's, kitchen, lift to first floor and plant room.

First Floor - 19 offices, boardroom, meeting room, kitchen, store

External

Car parking to two sides.





PRICE

Offers are invited based on £747,500 for the Freehold interest.

TENURE

Freehold, subject to vacant possession.

VALUE ADDED TAX

All prices quoted are exclusive of any VAT that may be payable.

SERVICES

All mains are installed and the property benefits from gas central heating throughout. Prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

EPC

Available upon request.

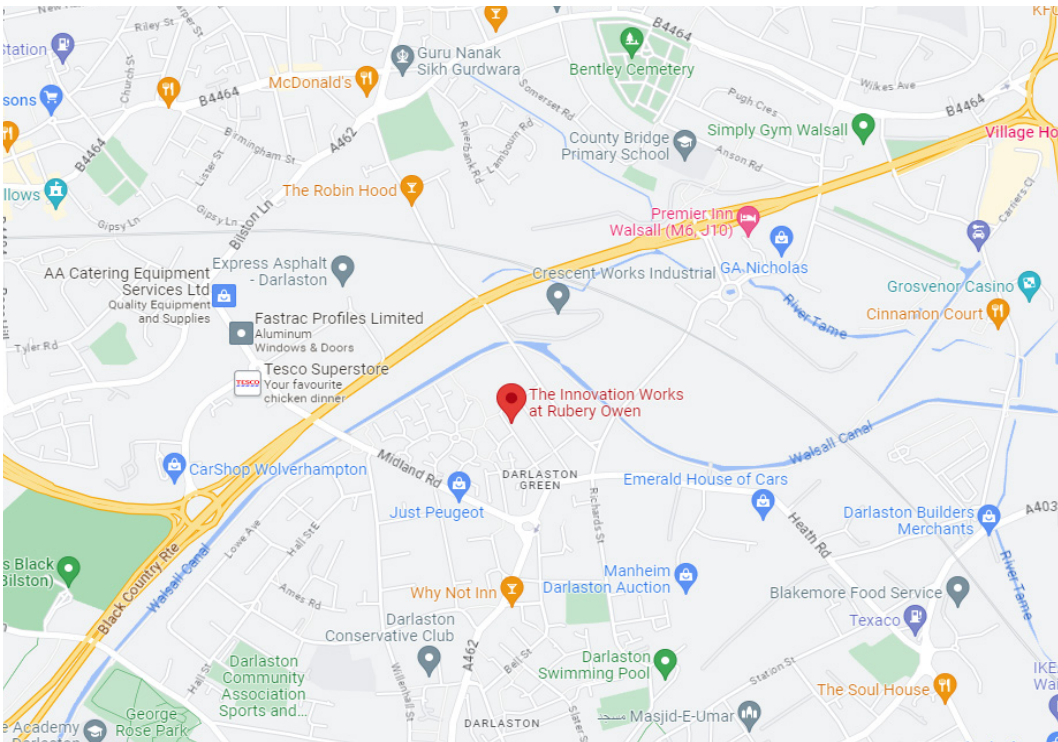
ANTI-MONEY LAUNDERING

In line with mandatory anti-money laundering regulations, two forms of identity alongside proof of funds will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.





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75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  agency@bondwolfe.com  bondwolfe.com