



**FOR SALE**

## **Mixed Use Investment Opportunity**

**Unit 11, 7 Liskeard Road, Walsall, WS5 3EY**

**Bond Wolfe**  
**bw**  
Est. 1983



## Property Highlights

- Fully let retail & residential investment opportunity.
- Ground floor let to BDS Pharmacy for 20 years from 1/4/2022, expiring 1/4/2042.
- 1,054 sq. ft. retail shop with 2 bedroom duplex flat above.
- Combined passing rent of £20,140 per annum.
- Duplex flat let on an AST.

**Guide price:** £240,000, equating to a net initial yield of 8.18%



## Location

---

The property is situated in Gillity Shopping Village, a community shopping centre approximately 3 miles to the southeast of Walsall town centre. The property is strategically located to serve the surrounding densely populated residential area and sits adjacent to the King Arthur public house. The shopping centre comprises a wide variety of retail user types and is accessed from both Liskeard Road and Treyamon Road.

## Description

---

The property comprises a ground floor mid parade retail property with a self-contained 2 bedroom duplex flat to the first and second floors. The shop extends to 1,054 sq. ft. ( 97.95 sq m) and currently trades as pharmacy. Accessed from the rear there is a 2 bedroom self-contained duplex flat situated over the first and second floors.

## Accommodation

---

Ground floor shop - 1,054 sq. ft. ( 97.95 sq m).

First and second floors – 2 bedrooms, lounge, kitchen, bathroom. The duplex extends to 785 sq. ft. ( 73.00 sq m).

## Tenancies

---

The ground floor is let to BDS Pharmacy(123) Ltd for a term of 20 years from 1/4/2022, expiring 1/4/2042 at a passing rent of £10,600 per annum. There are break clauses every 5th anniversary and a rent review due at 1/4/2027. A 6 month rental deposit is held by the vendor. The duplex is let on an AST at a passing rent of £9,540 per annum. The total passing rent is £20,140 per annum

## Service Charge

---

There is a service charge recoverable from the commercial tenant towards the repair, upkeep and management of the communal areas. This is fixed at 6.25% of the overall service charge and further details are available upon request.

## Tenure

---

The property will be sold with the benefit of a new 999 year lease from completion, at a peppercorn ground rent.





## Price

---

Offers based on £240,000, are sought for the long leasehold interest. A purchase at this level, represents a net initial yield of 8.18%, allowing for usual purchasers' costs.

## Legal Costs

---

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

## VAT

---

We are advised that VAT is not applicable.

## EPC

---

Available upon request.

## Business Rates

---

The current rateable value is £9,900. This is not the amount payable in business rates.

## Anti-Money Laundering

---

In accordance with Anti Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

# For Further Information & Viewings

**James Mattin**

0121 524 1172

[jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)



**Garry Johnson**

0121 524 2583

[gjohnson@bondwolfe.com](mailto:gjohnson@bondwolfe.com)



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.