



High Street, Walsall, Staffordshire WS9 9LR

£180,000

Webbs Estate Agents are pleased to bring to market a prominent High Street retail premises situated in Walsall Wood. The ground floor retail space (currently operating as a hair dressers) is Approximately 450 sqft (42.3 sqm). Rent: £7,8000 per annum exclusive. This space consists of retail space, a staff area and staff WC. The property for sale also includes a first floor 1 bedroom self contained apartment with its own access from the rear. The apartment has recently undergone an upgrade in decoration and all new carpets being fitted. Small Business Rates may apply - Interested parties to make their own enquiries with the Local Authority. CALL WEBBS LAND & NEW HOMES.



LOCATION: Situated in the heart of Walsall Wood, the property occupies a prominent High Street position in the middle of a parade of shops.

DESCRIPTION: Currently occupied as a hair dressers, this ground floor shop briefly comprises of;

Front retail area, office/storage area (currently used as wash room), inner hallway providing access to rear, toilet and kitchen area to rear.

Net Internal Floor Area approximately 452 sq.ft. (42.3 sq.m.).

OUTSIDE: The property has rear access leading to Beech Tree Road and public carpark.

SERVICES: Usual mains services are understood to be connected or available to the property. No tests have been applied to any of the services or appliances.

RATING DATA: (information obtained from the Valuation Office Agency Web Site):

Rateable Value: £2,650

Description: Shop.

NB: Small Business Rate Relief may be available. Interested parties are advised to make their own enquiries with the Local Authority in this regard.

RENT: £7,800 pa.

TOWN PLANNING: Interested parties are advised to make their own enquiries with the Local Authority Planning Department in respect of

their intended use.

TERMS: Flexible lease terms - Please contact Webbs Estate Agents for more information.

ENERGY PERFORMANCE CERTIFICATE: Currently awaited.

VIEWINGS: Contact Webbs Estate Agent on 01922 288800.

FRONT RETAIL - SALON

17'9" x 8'7" (5.42 x 2.63)

Currently being utilised as a Salon.

REAR CUTTING /WASH AREA

11'8" x 8'7" (3.58 x 2.63)

STAFF FACILITIES & STORE

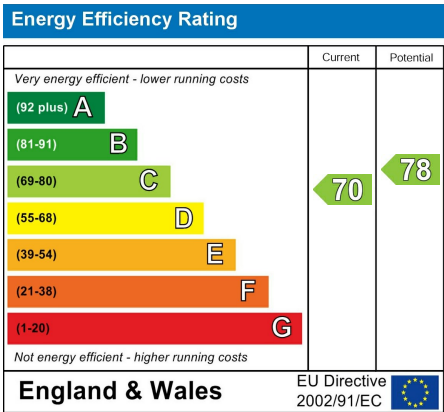
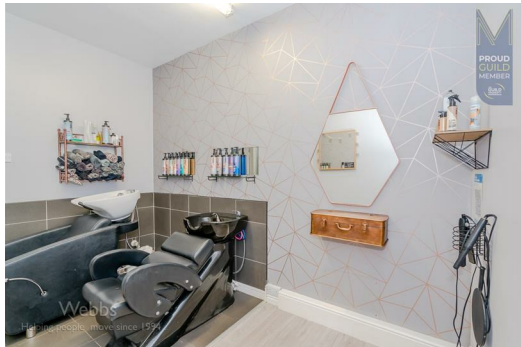
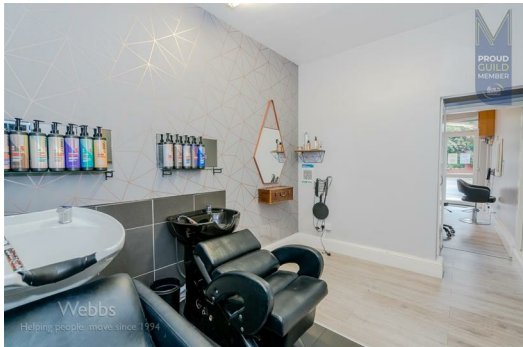
14'1" x 8'3" (4.31 x 2.53)

FIRST FLOOR FLAT

To the upper floor there is a 1 bedroom apartment which has undergone a redecoration upgrade and new carpets. It comprises reception room, double bedroom, bathroom and kitchen. The property benefits from its own private access via the rear courtyard.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Webbs Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £46.00 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).