

High Street | Walsall Wood | WS9 9LR

Guide Price £450,000

Webbs
estate agents

Summary

** SUPERB INVESTMENT OPPORTUNITY ** RETAIL SHOP(BUSINESS UNAFFECTED) ** 2 SEPARATE UNITS ** OFFICES & FLATS ABOVE ** PARKING TO REAR ** REAR COURTYARD WITH 2 STORAGE UNITS ** PARCEL OF LAND FOR DEVELOPMENT STPP ** RARE OPPORTUNITY ** EARLY CONTACT STRONGLY ADVISED **

Webbs Estate Agents are pleased to bring to market a prominent High Street retail premises (with Tenant in place) situated in Walsall Wood, along with the adjoining building (potentially 2 further units) and office/flats above. It further benefits from 2 storage units and parking to the rear along with a parcel of land (suitable for development STPP) The ground floor retail space (currently operating as a cafe) is Approximately 460 sq ft (42.65 sqm). Rent: £7,200 per annum exclusive. This space consists of a cafe area, a food prep area and a staff area and staff WC. The property for sale also includes a first floor self contained apartment with its own access from the rear. There is an additional property to the right (No 33) which could be reconfigured into 2 retail units (STPP) with offices/apartments above. To the rear there are 2 storage units, an area for parking and a parcel of ground suitable for development STPP. CALL WEBBS LAND & NEW HOMES FOR FURTHER DETAILS.

Key Features

- RARE INVESTMENT OPPORTUNITY
- 1 POSSIBLY 2 FURTHER RETAIL UNITS
- FLAT ABOVE CAFE
- 2 STORAGE UNITS
- NO 33 & YARD WITH VACANT POSESSION
- FUNCTIONING CAFE WITH TENANT IN PLACE
- OFFICES / 2 FLATS ABOVE
- YARD WITH OWN ACCESS
- DEVELOPMENT PLOT (STPP)
- EARLY VIEWING ADVISED

Rooms and Dimensions

CAFE

UNITS 1 & 2

FLAT ABOVE CAFE

FLATS ABOVE No. 33

REAR YARD

TWO STORAGE UNITS

POTENTIAL BUILDING PLOT

Identification Checks

IMAGE DISCLAIMER A








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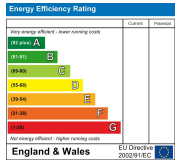

No Filter
Coffee

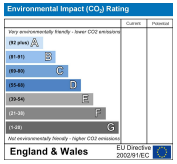



we're closed!
COLD



Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.





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