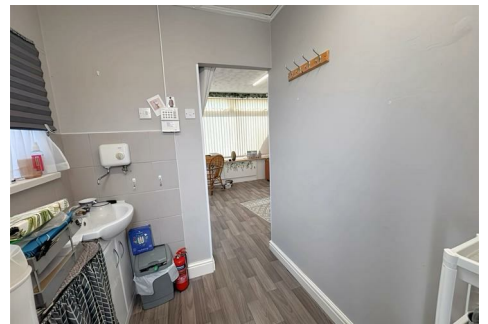
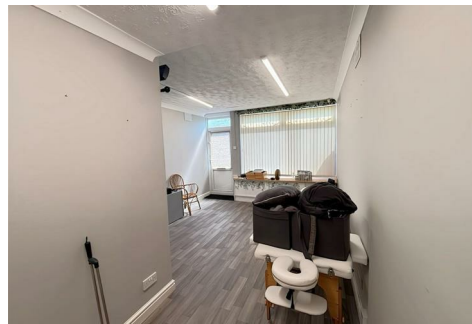
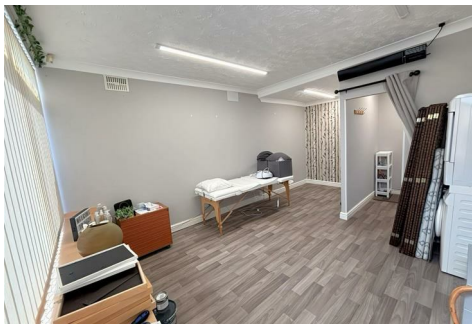




# RE/MAX

Elite



## 73A Coronation Road, Walsall, WS4 1BQ

### Offers over £60,000

FREEHOLD COMMERCIAL PREMISES WITH PARKING, CORONATION ROAD, WALSALL, WS4 1BQ

A fantastic opportunity to purchase a self-contained commercial premises with its own front entrance and private driveway, situated in a highly visible position on Coronation Road in Pelsall. Previously used as a decorating business office, this unit is now available freehold, offering long-term flexibility and value for business owners or investors.

Internally, the property comprises a welcoming front room, private rear room, kitchenette, and WC. The unit sits fully within its own legal boundary and includes a small rear patch of land, as well as the entire driveway space to the front.

This property forms part of a wider site which was historically one title. It has since been legally separated, with full rights of access granted to the property at the rear. Those rights, along with mutual obligations for maintenance, are clearly defined within the Land Registry documentation.

A formal change of use to office was granted in 1998, and the property is currently zero-rated for business rates (subject to eligibility). Its compact layout and excellent condition make it ideal for a small business,



# Floor Plan



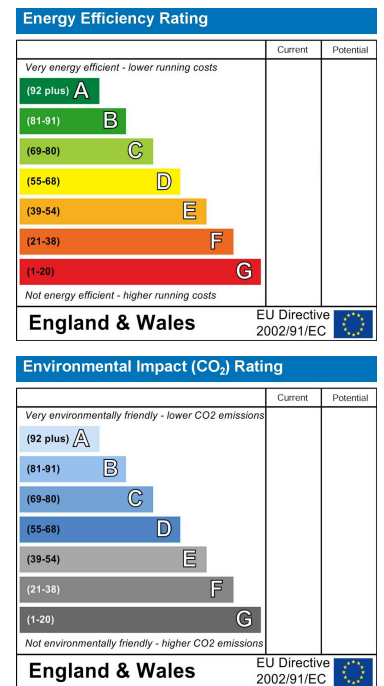
**TOTAL: 23 m<sup>2</sup>**  
 FLOOR 1: 23 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 10 m<sup>2</sup>, PATIO: 14 m<sup>2</sup>  
 WALLS: 7 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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