

FOR SALE FREEHOLD
SUBSTANTIAL WAREHOUSE/WORKSHOP PREMISES, YARD
AND CAR PARK
UNIT 2, 75 MIDLAND ROAD, WALSALL, WS1 3QQ



- **Large Commercial Site with extensive road frontage**
- **Suitable for a Variety of Uses**
- **Main Floor Area 27,100 Sq.ft (2,517.42 Sq.mtrs)**
- **Secure Service Yard**
- **Separate Secure Car Park off Graphics Close**

LOCATION

The property is situated set at the back from Midland Road in between its junctions with Tasker Street and Bradford Street on the outskirts of Walsall Town Centre.

DESCRIPTION

The property comprises a large factory premises which formed part of a much larger factory complex with secure service yard and car park.

The property comprises a large factory complex comprising eight workshop bays together with front two storey workshop and office areas fronting onto Midland Road together with a rear right-hand side two storey portacabin storage building.

Within the site is the large secure and gated surfaced yard area to the left-hand side which also includes rights of access for the adjoining occupier fronting Bradford Street.

Access to the National Motorway Network is obtained at Junction 9 of the M6 Motorway approximately 1.5 miles to the south-west via Midland Road, Tasker Street and Wednesbury Road.

Google Earth postcode WS1 3QQ.

BUSINESS RATES

We are advised by the Business Rates Department of Walsall Metropolitan Borough Council that the Business Rates are as follows: -

| Rateable Value | Rates Payable |
|------------------------|---------------|
| 2024/2025 - £84,000.00 | £45,780.00 |

For further details interested parties should verify this information with the local authority, Walsall Metropolitan Borough Council on 01922 650000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate Rating of **Band D (99)** certificate reference 1375-5568-2282-6604-8974 dated 6th December 2022.

SALE PRICE

Offers are invited at **£975,000.00** (Nine Hundred & Seventy-Five Thousand Pounds) for the freehold & long-leasehold interests with vacant possession - **Subject to contract.**

VAT

We are advised that VAT **is payable** on the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

AGENTS NOTE

The contract will contain an overage or clawback provision whereby the vendor will be entitled to 50% of the uplift in value of the property should planning permission be granted for a more valuable use during the next 35 years.

To the right of the factory is a secure car park accessed off Graphics Close which provides car parking for around 54/56 motor vehicles.

Third Party Rights

Service Yard - Please note there is a right of access over the yard to access a roller shutter door within an adjoining building.

Car Park - The adjoining occupier has the right to park 20 vehicles within the car park in defined spaces.

The car park is held long-leasehold on a 999 year lease from 22nd November 2013.

Service Charge - There is a service charge relating to repair of the service yard - details can be obtained on request.

ACCOMMODATION

The building provides the following accommodation:-

| Description | Sq.mtrs | Sq.ft |
|-------------------------|-----------------|---------------|
| Ground Floor: | | |
| Warehouse Areas | 2,517.42 | 27,100 |
| Basement Stores | 282.39 | 3,040 |
| Total Gross Area | 2,799.81 | 30,140 |

TIMING

Possession is available upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office on 01922 622211 quoting the reference: Unit 2, 75 Midland Road, Walsall - Email - nick@pbgsurveyors.co.uk

Or joint agent Fraser Wood on 01922 629000.



The Commercial Lease Code 2007

The Commercial Lease Code 2007 is designed to ensure that parties to a lease have easy access to information explaining the commitments they are making in clear English. Further information is available at www.commercialleascode.co.uk.

MISREPRESENTATION ACT 1967 NOTICE

1. Plant Bolton Gough Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are given notice that:
2. The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them.
4. No employee of Plant Bolton Gough Commercial has any authority to make or give representation or warranty whatsoever in relation to this property.

As far as possible, these particulars are intended to give a fair description of the property, unless otherwise stated, no enquiries have been made of statutory authorities not tests made of electricity, plumbing or other services installed in the property. No warranties or certificates of building work; leases/title documents have been inspected.

Such information as is given in these particulars is based on a purely visual inspection only and information supplied to us by the vendor/lessor.

Interested parties must take their own measurements in order to satisfy themselves that the premises are suitable for their own requirements. Our measurements are approximate in order to give an indication of size only. Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Money Laundering regulations require identification checks to be undertaken upon parties acquiring a property. As such, proof of identity information will be requested before a transaction completes.