



SITUATION

Located on this pedestrianised retail thoroughfare at the intersection with Park Street, Bridge Street, Bradford Street and Digbeth in this busy town centre. Nearby multiple retailers include **Primark, Greggs, Betfred, CEX** and **Sports Direct**.

Walsall is a busy West Midland town located approx. 8 miles north-west of Birmingham and benefitting from good road access lying adjacent to the M6 Motorway (Junctions 8 to 10).

PROPERTY

A prominent corner building comprising:

- A **Ground Floor Corner Shop and Basement** with frontages to both The Bridge and Bradford Street.
- **2 Ground Floor Shops** fronting Bradford Street.
- **Self-Contained Offices** planned on the first, second and third floors accessed from its own street entrance on Bradford Street.

VAT is applicable to this Lot

FREEHOLD



Vacant Offices with Residential Potential Plus Vacant Shop

Joint Auctioneers

Fraser Wood
16 Lichfield Street, Walsall WS1 1TS
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Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Scott Atkinson
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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks		
1st, 2nd & 3rd Floor Offices (1 Bradford Street)	Front Entrance with Staircase				VACANT		
	GIA	Approx.	93 sq ft				
	First Floor						
	GIA	Approx.	1,706 sq ft				
	Second Floor						
	GIA	Approx.	1,716 sq ft				
	Third Floor				<ul style="list-style-type: none"> These offices have potential to be converted into Residential Use by way of Permitted Development. The Vendor has obtained Planning Advice for a scheme of 9 residential units (each 2 beds - 550-600 sq ft) which is available in the legal pack. The Vendor has obtained floor plans and CAD drawings for the upper parts which are available to download and use from the legal pack. The Joint Auctioneers (Fraser Wood) have advised that the Market Value of a 2 bed flat in such a scheme is in the region of £80,000 to £90,000 and rental values are in the region of £6,000 to £6,600 p.a. (£500 to £550 pcm) and this advice is available in the legal pack. 		
	GIA	Approx.	1,727 sq ft				
	Total GIA		Approx. 5,242 sq ft¹				
Corner Shop & Basement (12 The Bridge)	Ground Floor Corner Shop				VACANT		
	Gross Frontage to The Bridge		28'9"				
	Gross Frontage to Bradford Street		32'10"				
	Internal Width		14'1"				
	widening to		25'10"				
	Shop Depth		38'7"				
	Area	Approx.	810 sq ft				
	Manager's Office	Approx.	26 sq ft				
	Basement						
	Area	Approx.	320 sq ft				
Total Area		Approx. 1,156 sq ft		<ul style="list-style-type: none"> This shop was previously let to Vision Express at £50,000 p.a. until August 2020 although the Joint Auctioneers (Fraser Wood) have now advised that the current rental value of the shop is circa £30,000 per annum exclusive, This advice is available to view in the legal pack. 			
Shop (1 Bradford Street)	Internal Width		13'10"	Happy Pet Limited	999 years from 7th April 2011	£250 (doubling every 33 years)	FRI
	Built Depth WC		26'11"				
Shop (1a Bradford Street)	Internal Width		8'1"	Happy Pet Limited	999 years from 7th April 2011	£250 (doubling every 33 years)	FRI
	Built Depth WC		26'11"				
¹ The floor areas have been taken from the Vendor's measured survey.						Vacant Offices & Vacant Shop plus £500 p.a.	



