

TO LET/FOR SALE FREEHOLD - PROMINENT ROADSIDE SITE  
 SUITABLE FOR A VARIETY OF USES OR REDEVELOPMENT STPP  
 350 BLOXWICH ROAD, WALSALL, WS2 7BG  
 3,994 SQ.FT ( 371.05 M<sup>2</sup> )



### Key Features

- Roadside
- Private car park
- Other uses consider STPP
- Potential redevelopment angle

### Viewing

Strictly by prior appointment with selling/letting agents Taylor Freeman Kataria.

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### Location

The premises are situated immediately abutting Pratts Bridge on Bloxwich Road (B4210) the main route linking Bloxwich to Walsall Town Centre. The premises are approximately 1 mile south of Bloxwich, 2 miles north of Walsall Town Centre and 2½ miles north of junction 10 of the M6.

### Accommodation

Prominent single storey showroom, storage and workshop premises with substantial forecourt parking arranged across a site area of 0.415 acres / 0168 hectares. The accommodation comprises the following approximate floor areas:

Showroom	1,154 sq.ft ( 107.21 m <sup>2</sup> )
Central Storage	1,899 sq.ft ( 176.42 m <sup>2</sup> )
Workshop	941 sq.ft ( 87.42 m <sup>2</sup> )
<b>Total</b>	<b>3,994 sq.ft ( 371.05 m<sup>2</sup> )</b>

### Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease for a term to be agreed subject to periodic, upward only rent reviews.

### Rent

£35,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

### Price

Offers are sought in the region of £450,000.00 for the freehold interest with the benefit of vacant possession.

### Rates

Rateable Value	£28,250
UBR 2020/2021	49.9p
Rates Payable	£14,097

### VAT

Value Added Tax may be applicable in respect of this property. Further details are available on request.

### Service Charge

A service charge is not applicable in respect of this property.

### Energy Performance Asset Rating

D	◀ 88	This is how energy efficient this building is
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### Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.