

Unit 1 Components House, Leamore Lane, Walsall, WS2 7DH



FOR SALE

Prominent Warehouse / Trade Counter Premises

Gross Internal Area: 5,850 ft² (543.48 m²) approx.

Location

The property is situated in a prominent position fronting Leamore Lane, at its junction with Fryers Road and Bloxwich Lane.

Leamore Lane has nearby access with Green Lane (A34) to the east, which in turn continues south providing direct access with Walsall town centre and Wolverhampton Road (A4148), the latter of which has direct access to the west with Junction 10 of the M6 Motorway.

Description

The property comprises prominent single storey commercial premises with substantial frontage to Leamore Lane and being set behind a tarmac forecourt.

The warehouse comprises three bay unit of steel truss construction with full height brick and block infill surmounted by a pitched insulated roof incorporating translucent roof lights.

Loading access is via a roller shutter to the front elevation and the property has a min working height of approximately 14 ft rising to 21ft 8" in the apex.

The warehouse benefits from concrete flooring, LED lighting, WC and kitchen facilities.

A single storey office is situated at the front of the property and has been refurbished to provide a large welcoming reception area with open plan accommodation and two sperate offices.

The property further has the added benefit of CCTV and alarm system installed.

Externally the property has been re-clad and benefits from extensive forecourt car parking and loading access.

Accommodation

Total (GIA) 5,850 ft² (543.48 m²) approximately

Price / Tenure

Offers in excess of £465,000 are sought for the leasehold interest, subject to contract.

The property is held on a 999-year lease from 2009.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Business Rates

RV: £26,000

Rates Payable: £13,000 approx.

Planning Use

We understand the property has consent under Use Class B2 and B8 but may be suitable for alternative uses subject to obtaining the necessary planning consent.

We would advise all interested parties to make their own enquiries with the local planning authority.

Services

We understand all mains services are available on or adjacent to the premises.

The agents have not tested any of the services and all purchasers are advised to make their own enquiries as to the adequacy of the services installed.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

Legal Costs

Each party are to be responsible for their own costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

