



Bridge Street

Wednesbury, West Midlands, WS10 0AH

**Freehold Former Car Repair
Workshop with Large
Secure Yard**

**6,362 sq ft
(591.05 sq m)**

Bridge Street, Wednesbury, West Midlands, WS10 0AH

Description

The property is a former car workshop of brick and blockwork construction surmounted by a trussed pitched steel clad roof with fully steel clad elevations.

The warehouse provides from level roller shutter entry doors, concrete flooring, three phase power and WC facilities.

Forecourt parking and loading is excellent with the site area totalling circa 1 acre of surface storage space.

The valet booth comprises of a portal frame warehouse building with steel clad elevation.

Externally the yard is bounded by palisade fencing.

Location

The site is accessed via Bridge Street (A4196) in the Wednesbury, approximately 2 miles from Junction 9 of the M6 motorway.

Black Country New Road (A41) is located less than 1 mile from the location and serves as a main arterial route for the Black Country.

Birmingham city centre is located approximately 12.5 miles south east and Walsall town centre is located 4 miles north of the location.

Terms

We are inviting offers in the region of £1,050,000 for the valuable freehold interest.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Title Number

Title Number - WM529846

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Energy Performance Certificate (EPC)

Energy Performance Certificate (EPC) Available upon request from the agent.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, we will require two forms of ID from the successful applicant.

Services

We understand that the site benefits from all mains services connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigation.

Viewing

Viewings are strictly via the sole agent Siddall Jones.



Summary

Available Size	6,362 sq ft
Price	Offers in the region of £1,050,000
Business Rates	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information

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