

COMMERCIAL OFFICE/RETAIL UNIT FOR SALE FREEHOLD 14 NORTON ROAD, PELSALL, WS3 4AY



- **Prominent Street Location**
- **Suitable for a Variety of Uses**
- **Ground Floor Area 552 Sq.ft (51.32 Sq.mtrs)**
- **First Floor Area 503 Sq.ft (46.73 Sq.mtrs)**
- **Internally sub-divided into various office areas**

LOCATION

The property is set back from Norton Road opposite the High Street and the Pelsall Common and war memorial.

Adjacent properties include a café, residential houses and chip shop.

Google Earth postcode WS34AY.

BUSINESS RATES

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

DESCRIPTION

The property would originally have been a cottage and has been extended to the rear and at first-floor by a dormer extension with internal alterations having been undertaken to create an open plan office layout.

The property is set back from the pavement behind an open and paved forecourt.

There is a uPVC double glazed shop front set above a dwarf brick wall and having a recessed entrance. Externally is an electronically operated roller shutter security grille.

There is a secondary access from the front located to the left-hand side of the shop front and this facilitates a separate access to the first floor.

The offices have been partitioned and are fitted with suspended ceilings. At ground floor there are two offices and two meeting rooms and at first floor three offices along with staff toilets and a kitchenette.

ACCOMMODATION

The building provides the following retail space:-

Description	Sq.mtrs	Sq.ft
Ground Floor:		
Retail/Office Space	51.32	552
First Floor Offices	46.73	503
Total Net Internal Area	98.05	1,055

Rateable Value	Rates Payable
2022/2023 - £4,450.00	£0.00
2023/2024 - £5,600.00	£0.00

The rateable value falls below the £12,500.00 threshold for rates payable and currently the rates payable is nil.

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 Asset Rating of Band C(70) certificate reference 3512-7601-9320-6994-4218 dated 11th February 2022.

SALE PRICE

Offers are invited at **£160,000.00** (One Hundred & Sixty Thousand Pounds) for the freehold interest with vacant possession - **Subject to contract**.

VAT

We are advised that VAT **is not payable** on the rental.

LEGAL COSTS

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

TIMING

Possession is available upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office on 01922 622211 quoting the reference 32 Park Street.

Email – nick@pbg-surveyors.co.uk

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.

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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.