

MIXED USE RETAIL & OFFICE BUILDING WITH DEVELOPMENT POTENTIAL FOR SALE
PERMANENT HOUSE, LEICESTER STREET, WALSALL WS1 1PT



- Town Centre location
- office Suites - 700 sq.ft (65.03 sq.mtrs)
- Parking Close By
- Access to Railway & Bus Station
- Ground floor let to William Hill producing £20,000.00 pax
- Development potential for 4 x two bedroomed self-contained flats or 12 one bed studios

LOCATION

The property is located at the corner of Bridge Street and Leicester Street, within the commercial office sector of the town. Walsall MBC Civic Centre and the main general Post Office are within close proximity in Darwall Street.

The building itself occupies a prestigious corner location in a highly visible position within the town centre. A-Z reference 7L 39.

DESCRIPTION

The property comprises a 5 storey landmark office building. The offices have been refurbished and are self-contained. The ground floor and basement are let to William Hill for a term of 20 years from 17th June 2010 at rental of £20,000.00 pax, the lease expires in 2030.

Access to the building is directly off Leicester Street via an electronic key coded access door. There is a lift from the ground floor half landing providing access to every floor.

Plans have been drawn up for development of the upper floors to provide either:-

1. 4 x 2 bedroomed self-contaiend flats
2. 11 x 1 bed self-contained studio flats

Indicative plans of the proposed development are appended to these details.

ACCOMMODATION

The building provides the following accommodation: -

| Description | Sq.mtrs | Sq.ft |
|--------------------------------|---------------|--------------|
| 4 x Office Suites of | 65.03 | 700 |
| Total Net Internal Area | 260.10 | 2,800 |

BUSINESS RATES

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

| Area | Rateable Value | Rates Payable |
|--------------|----------------|---------------|
| Second Floor | £4,400.00 | £nil – 22/23 |
| | £4,950.00 | £nil – 23/24 |

The property has the benefit of small business rate relief whereby no rates are payable for the year 2022/2023 if it is the occupiers only place of business.

For further details interested parties should verify this information with the local authority, Walsall Metropolitan Borough Council on 01922 650000.

PRICE

Offers for the sale of the freehold interest of £550,000.00 are invited, subject to contract.

LEASE TERMS

The offices are available individually or as one lot on the basis of a lease or leases of multiples of 3 years on effective Full Repairing and Insuring Terms via a service charge contribution for maintenance and repairs of the structure and common areas and Building Insurance.

VAT

We are advised that VAT is payable on the rental and service charge.

ENERGY PERFORMANCE CERTIFICATE

An EPC of the property is available upon request.

LEGAL COSTS

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

TIMING

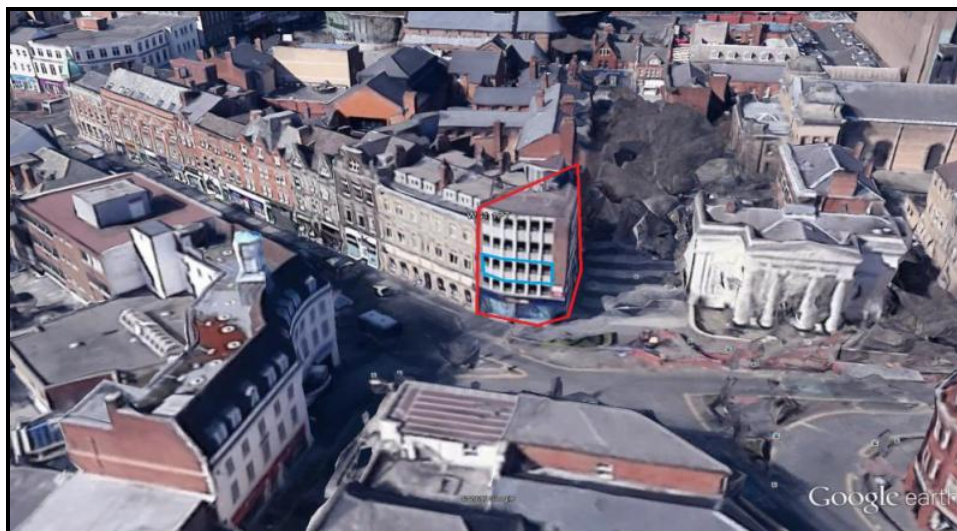
Possession is available upon obtaining vacant possession and completion of legal formalities.

VIEWING

All viewings by prior appointment through this office on 01922 622211 quoting the reference Permanent House.

Email – ann@pbg-surveyors.co.uk

Revised February 2019.







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.

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.