

# FOR SALE

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**PROMINENT COMMERCIAL PREMISES WITH LAND SUITABLE FOR DEVELOPMENT (STP)**

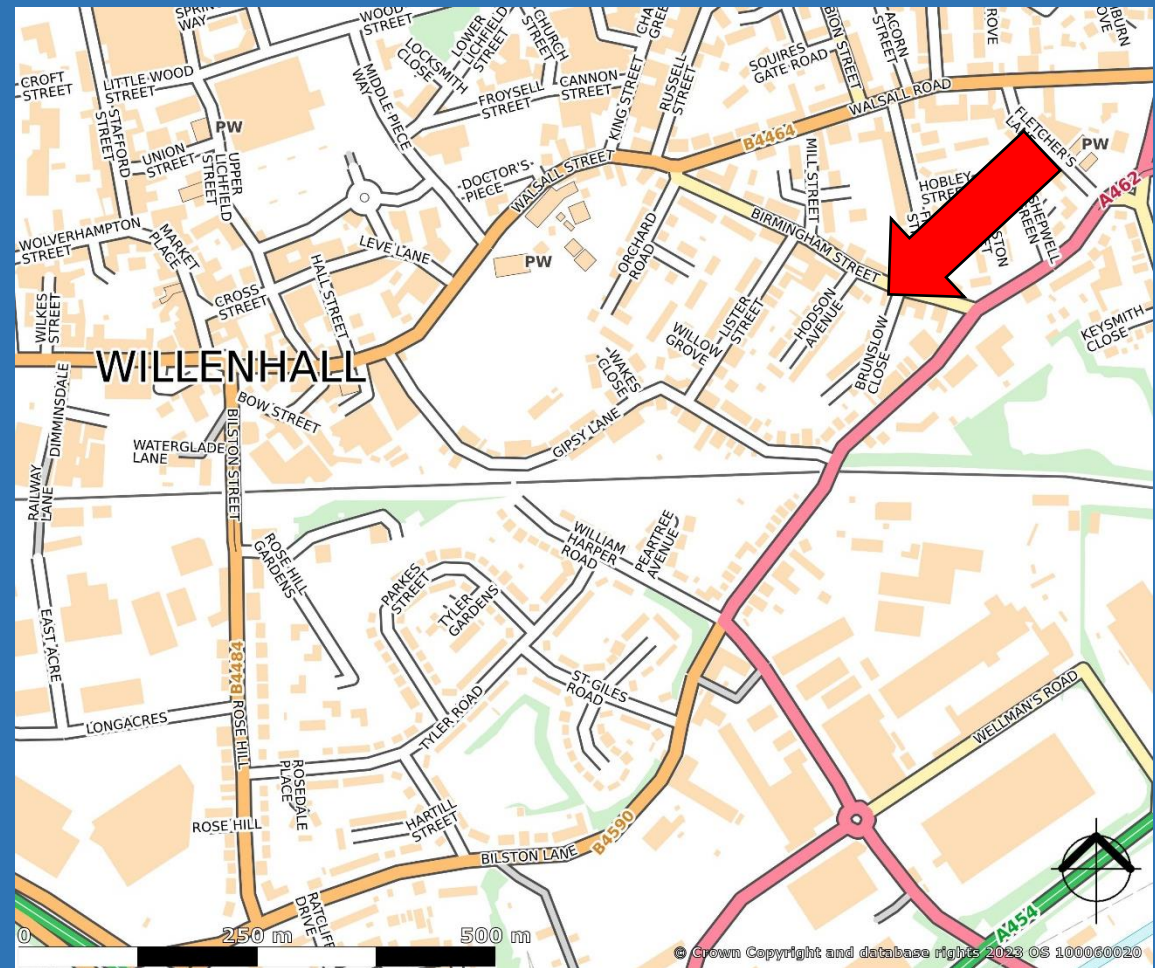


**34 Birmingham Street  
Willenhall  
West Midlands  
WV13 2HW**



## KEY FEATURES

- Prominent site in popular suburban location
- Situated within 0.5 miles of Willenhall Town Centre
- Close to the main A454 Black Country Route
- Total Net Internal Floor Area: 823 sqft
- Approx. Site Area: 0.2 acres (0.081 hectares)
- Two-storey commercial premises
- Generous land the rear of the property
- Opportunity to develop the property/site (STP)
- Offers are invited in the region of £360,000



Scale: Not to Scale

for Reference Purposes Only

## DESCRIPTION

The site comprises of a two-storey commercial building with land to the rear and side.

The building benefits from access to the front and side of the property, separating access to the ground and first floor if desired. Both floors benefit from kitchen facilities with WC on the ground floor. The property was previously a Hair Salon on the ground floor with a residential flat above, however the Salon later extended to the upper floors.

To the side and the rear of the property is open land suitable for development (STP). The total site area extends to approximately 0.2 acres (0.081 hectares).

## SITUATION

Situated on the corner of Birmingham Street and Brunslow Close, less than 0.5 mile from Willenhall Town Centre.

The property is within close proximity to main A454 Black Country route, which provides immediate access to main arterial routes including Junction 10 of the M6 approx. 1.9 miles to the East and 4.2 miles West to Wolverhampton City Centre via the A454 Willenhall Road. The property is situated amongst residential occupiers and therefore could be developed for a variety of uses (subject to planning).

## ACCOMMODATION

The property provides the following Net Internal Floor Areas:

	<b>Sq. Ft.</b>	<b>Sq. M</b>
Ground Floor	453	42.1
First Floor	370	34.4

**Total NIA**                      **823**                      **76.5**

**Total Site Area:**            **0.2 Acres**            **0.081 Hectares**



## TENURE

The property is understood to be of freehold tenure and is offered for sale with vacant possession upon completion.

## PRICE

Offers are invited in the region of **£360,000.00** for the Freehold tenure.

## VAT

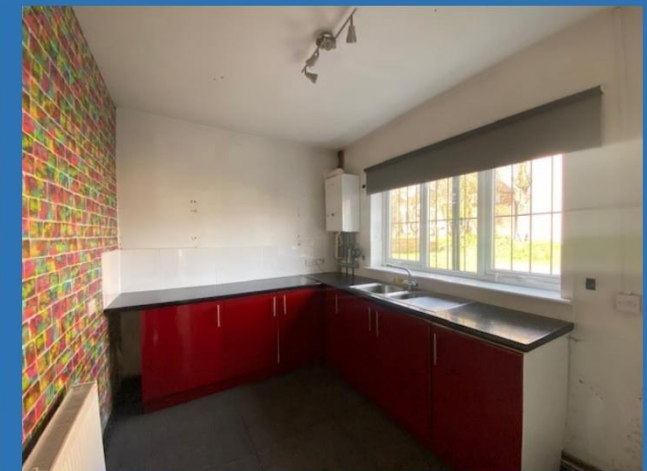
All costs/prices are exclusive of, but subject to, VAT if applicable.

## BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office Agency and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

## ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: Upon Request



## SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## LOCAL AUTHORITY

The property is located within Walsall Metropolitan Borough Council.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## VIEWING

Strictly by appointment with the sole Letting Agents:  
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)



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