



£67,000 Guide Price

George Street, Town Centre, Walsall

Commercial Property

01922 322988



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# Step Inside

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## Key Features

- PRIME COMMERCIAL UNIT
- LOCATED NEXT TO TOWN CENTRE
- MODERN RETAIL UNIT WITH FULLY GLAZED SHOP FRONTAGE
- LONG LEASEHOLD WITH APPROXIMATELY 983 YEARS REMAINING
- ROLLER SHUTTER SECURITY
- EASY ACCESS TO ASDA SUPERMARKET & MULTI-STOREY CAR PARK
- PART OF A VIBRANT PARADE OF SHOPS WITH 41 APARTMENTS ABOVE
- CONVENIENT ACCESS TO M6 MOTORWAY (JUNCTIONS 7, 9 & 10)
- SOLD VIA MODERN METHOD AUCTION

## Property Description

TOWN CENTRE RETAIL INVESTMENT PROPERTY

PROPERTY OVERVIEW:

A fantastic opportunity to acquire a modern, self-contained retail investment property in the heart of Walsall town centre, that was producing a rental income of £9,000 per annum. With an Energy Performance Rating of B, this property offers exceptional efficiency and convenience for investors.

## Main Particulars

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**Auctioneer Comments** - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Front Retail Space** - 5.48m x 9.03m (17'11" x 29'7") - Bright and spacious with a fully glazed powder-coated shop frontage, creating an inviting retail environment.

Equipped with roller shutter security grills, ensuring maximum safety.

Open-plan layout offering versatility for various retail uses.

Fitted with modern industrial lighting and whitewashed walls, providing a contemporary finish.

**Kitchenette Area** - 4.37m x 2.25m (14'4" x 7'4") - Compact but practical kitchenette with storage units, a sink, and a stylish feature wall with tropical-themed wallpaper.

Ideal for staff refreshments and breaks.

**Wc Area** - Separate accessible WC with grab rails and a modern washbasin.

Conveniently located at the rear of the property.

This modern retail investment opportunity offers a fantastic combination of location, convenience, and secure income, long leasehold tenure, and proximity to key

transport links, this property is an ideal addition to any investor's portfolio.

Don't miss out on this prime opportunity!

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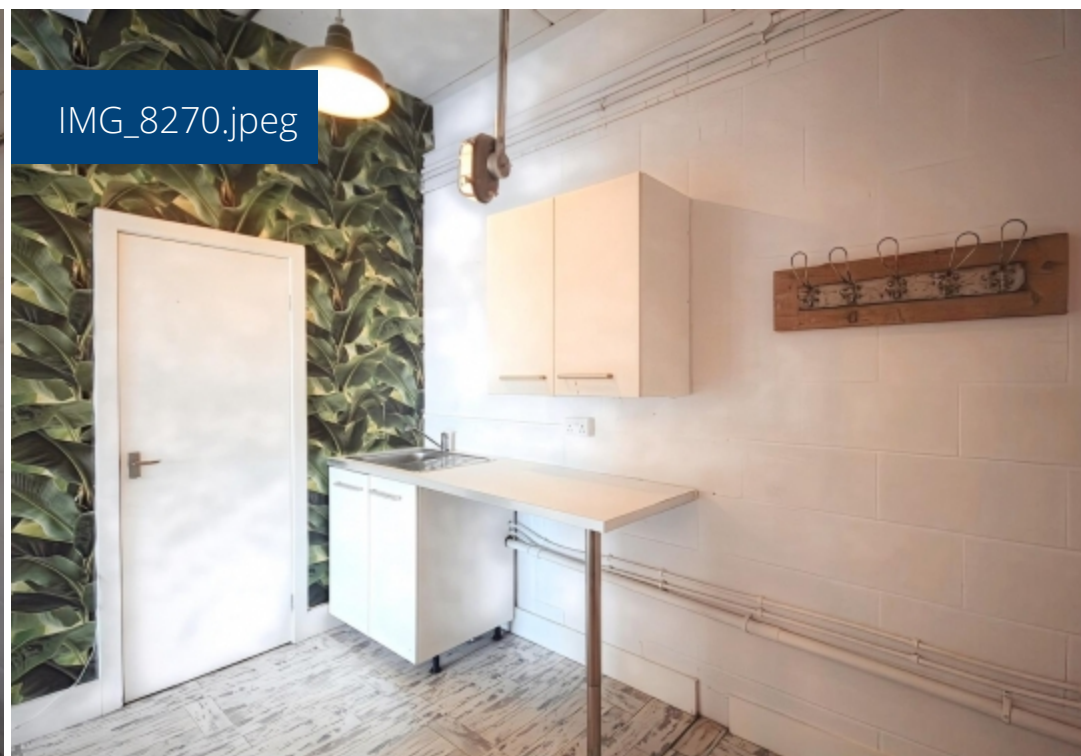
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TOTAL: 62 m<sup>2</sup>  
FLOOR 1: 62 m<sup>2</sup>

FLOOR PLAN CREATED BY CLIXCOR N.V. MEASUREMENTS OBTAINED VISUALLY BELIEVABLE BUT NOT GUARANTEED.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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