9 Freer Street, Walsall, WS1 1QD

Unconditional Online Auction Sale | Guide Price* : £225,000 | Bedrooms: 0

Description

• Rare opportunity
• Development potential - STP
• Two storey Premises
• Double height warehouse with roller shutter loading bay
• Together with Retail/Office area
• Close to major arterial routes

The two storey premises provide double height warehouse to the rear which is approached via a roller shutter loading bay off Freer Street, together with retail/office area to the front with staircase to first floor offices. Small basement (not inspected).

Tenure

Freehold with vacant possession

Location

The premises are prominently located on Freer Street which links Bridge Street to Goodall Street within a short walking distance of the pedestrianised retail area of High Street/Market Place in Walsall town centre.

The nearby Walsall ring road provides access to all major arterial routes which lead in and out of the town centre and provides access to junctions 7, 9 and 10 of the M6 motorway.

VAT

No VAT is payable on the purchase price.

Auctioneer's Note

The successful bidder will pay a buyer's contract fee on exchange of contracts of:
£900 including VAT for purchases upto and including £100,000.
£1,500 including VAT for purchases of £101,000 to £300,000.
£2,100 including VAT for purchases of £301,000 and above.
This fee is only payable by the successful bidder.

Accommodation

	Sq Ft	Sq M
Ground Floor	2,687	249.62
First Floor	1,489	138.33
Total Floor Area	4,176	387.95

Vendors Solicitor

Amy Newport
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Agreement Documents

Terms & Conditions

Legal Documents

Log in to view legal documents

Additional Documents

Guide to Buying at Auction

Make an Enquiry

Submit an enquiry and someone will be in contact shortly.

Title **First Name** * **Last Name** *

Email *

Telephone *

Enquiry

Submit

Share

* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

IMPORTANT: Cheffins would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Reserve price will remain confidential between the seller and the auctioneer.

Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Contract fee, Stamp Duty Land Tax, VAT, legal and search fees etc. Please refer to relevant Auction Legal Packs for details.

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