

FOR SALE

Three retail units with upper floor accommodation which has planning consent for 13 residential apartments

Units 1, 2 & 3, The Bridge
Walsall, WS1 1LG



UNITS 1, 2 & 3, THE BRIDGE



Units 1, 2 & 3, The Bridge, Walsall, WS1 1LG



Three retail units with planning consent on the upper floors for 13 residential apartments.

- Town centre retail accommodation
- Residential redevelopment opportunity
- Consent for 13 residential apartments
- Change of use from commercial, business and services (Use Class E) to dwelling houses (Use Class C) to convert the first and second floors into 9 one bedroom apartments and 4 two bedroom apartments with bin and cycle storage - Application No. 22/0272
- Glazed ground floor retail frontages
- Flexibility to let retail units as combined or individually



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Retail units with residential redevelopment opportunity

Location

Units 1-3 The Bridge are prominently located in Walsall town centre, situated in the pedestrianised area leading to Park Street, Bradford Street and St Martin's Quarter.

Walsall bus station is immediately opposite and the train station within close walking distance. The premises also benefit from several nearby public car parks.

The town of Walsall is located approximately 11 miles northwest of Birmingham and 7 miles east of Wolverhampton.

Description

The premises comprise three ground floor retail units.

Unit 1 comprises a ground floor retail unit with ancillary/office accommodation on first floor.

Unit 2 comprises a ground floor retail unit with ancillary accommodation on first and second floors.

Unit 3 comprises a ground floor retail unit with ancillary accommodation on first and second floors.

The upper floors of Units 2 & 3 have been granted approval for 13 residential apartments, comprising 9 one bedroom apartments and 4 two bedroom apartments, with bin and cycle storage. Approval was granted on 25th July 2022 and the application number is 22/0272. Further information is available on the Walsall planning portal www.walsall.gov.uk-planning.

Accommodation

Unit	Floor	Sq M	Sq Ft
1	Ground	140.56	1,513
	First	91.49	985
	Total	232.05	2,498
2	Ground	296.15	3,188
	First	341.45	3,675
	Second	474.49	5,107
	Total	1,112.09	11,970
3	Ground	286.00	3,078
	First	274.19	2,951
	Second	284.19	3,059
	Total	844.38	9,089

Price

Offers invited. All subject to contract.

Tenure

Freehold.

Business Rates

Unit 1 - Rateable Value £38,000

Unit 2 - Rateable Value £52,500

Unit 3 - Rateable Value £47,500

Services

We confirm we have not tested any of the service installations and interested parties must satisfy themselves as to the state and condition of such items.

Legal Costs

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

EPC

Unit 1 - E

Unit 2 - C

Unit 3 - D

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent Fisher German.



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Licence Number - 100022432 - Not to Scale



Approximate Travel Distances



Locations

- Wolverhampton - 7.1 miles
- Birmingham - 11.6 miles
- Junction 10 M6 - 2 miles



Nearest Station

- Walsall - 0.2 miles



Nearest Airport

- Birmingham Int - 19.7 miles



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