

**fisher
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Units 1, 2 & 3 The Bridge

Walsall, WS1 1LG

Freehold

Three Retail Units With Upper Floor Accommodation
Which Has Planning Consent For 13 Residential Apartments

2,498-23,557 Sq Ft (232.05-3,188.52 Sq M)





Amenities



Retail Units



Glazed
Frontages



Town Centre
Location

Units 1, 2 & 3, The Bridge

2,498-23,557 Sq Ft (232.05-3,188.52 Sq M)

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.

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.

Locations

Wolverhampton: 7.1 miles

Birmingham: 11.6 miles

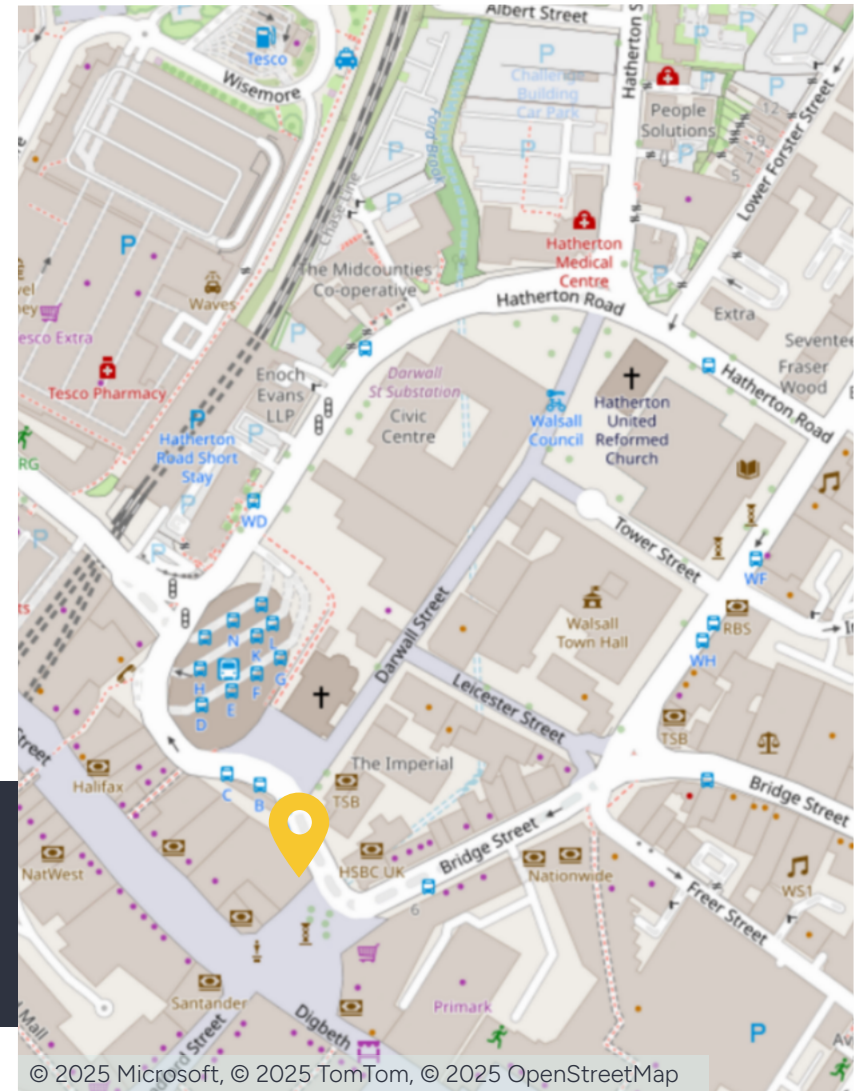
J10 M6: 2 miles

Nearest station

Walsall: 0.2 miles

Nearest airport

Birmingham International: 19.7 miles



Accommodation

Description	Sq Ft	Sq M
Unit 1, Ground Floor	1,513	140.56
Unit 1, First Floor	985	91.49
Total	2,498	232.05

Description	Sq Ft	Sq M
Unit 2, Ground Floor	3,188	296.15
Unit 2, First Floor	3,675	341.45
Unit 2, Second Floor	5,107	474.49
Total	11,970	1,112.09

Description	Sq Ft	Sq M
Unit 3, Ground Floor	3,078	286.00
Unit 3, First Floor	2,951	274.19
Unit 3, Second Floor	3,059	284.19
Total	9,089	844.38

Further information

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 any occupiers 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.

Services

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

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 sole agents.

Floorplans



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated February 2022.



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