

MIXED USE | FOR SALE

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12 THE BRIDGE AND 1/1A BRADFORD STREET, WALSALL, WS1 1LR

7,163 SQ FT (665.46 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Income Generating Freehold Investment and
Development Opportunity in Prominent Town
Centre Location

- Guide Price £500,000
- Currently Generating £24,000 per annum
- Ground Floor Corner Shop and Basement - Let to Playland Amusements at £23,500 per annum
- 2 Ground Floor Shops fronting Bradford Street - Sold on 999-Year Long Leaseholds
- Planning Advice for 9 Residential Units in Uppers
- Attractive Period Façade with Strong Architectural Character
- Prominent Corner Position
- Prime Town Centre Location
- Excellent Local Amenity and Transport Links



DESCRIPTION

An attractive and substantial mixed-use freehold building, prominently positioned in a high-footfall area of the town centre. This property comprises a let ground floor amusement arcade, two long-leasehold retail units, and three upper floors with significant redevelopment potential.

Investment Summary:

12 The Bridge: Comprises corner retail unit over ground and basement level, let to Playland Amusements on a lease until December 2031, generating a rental income of £23,500 per annum. The lease contains an upwardly only rent review in December 2026 to open market value and a tenant only break clause in December 2026.

1/1a Bradford Street: Comprises 2 ground floor retail units, sold on 999-year long leaseholds from April 2011, each producing £250 per annum ground rent – totaling £500 per annum. The ground rents will double every 33 years.

Total Current Income: £24,000 per annum.

The uppers comprise 3 floors of vacant offices with self-contained access from Bradford Street, potentially suitable for residential conversion. Planning advice has previously been sought in respect of a scheme comprising 9 residential units of around 550-600ft² (2-bed).

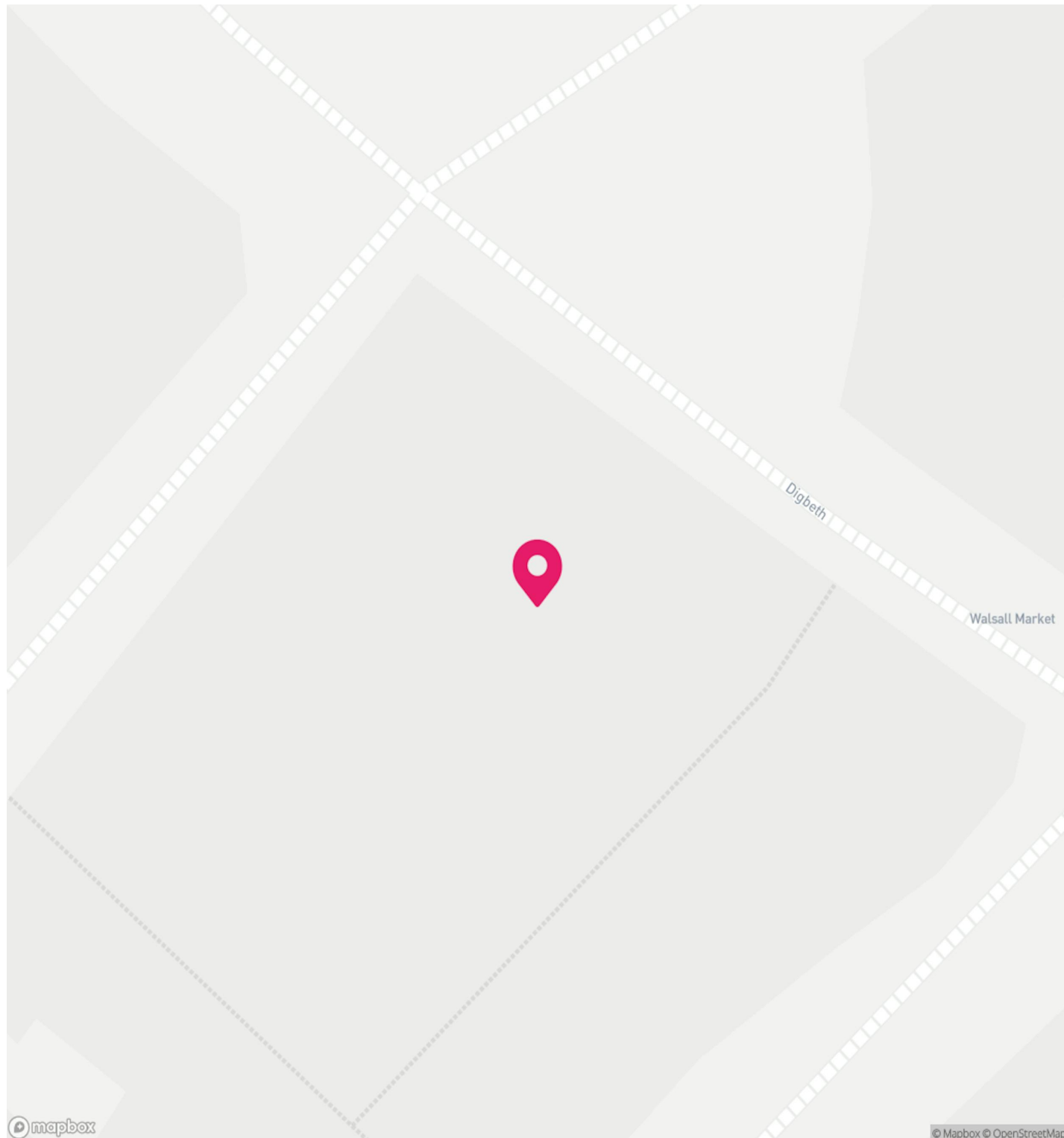


LOCATION

The property occupies a prime position in the heart of Walsall Town Centre, at the crossroads of The Bridge, Bradford Street, Park Street and Digbeth, benefitting from excellent visibility and footfall in one of the town's busiest retail and commercial thoroughfares. The property is situated within a short walking distance of Walsall's main shopping precincts, independent retailers, high street chains, cafés, banks, and restaurants, offering a vibrant mix of amenities right on the doorstep.

The location is exceptionally well-connected, with Walsall Train Station just a 2-minute walk away, providing direct services to Birmingham New Street (approximately 20 minutes), Wolverhampton, and other regional destinations. Numerous bus services operate throughout the town centre, offering further accessibility across the borough and wider West Midlands.

For road users, the property offers excellent connectivity via the nearby A4148 ring road, with swift access to the M6 motorway (Junctions 7, 9, and 10), all within a short drive. This provides convenient links to Birmingham (approx. 10 miles), West Bromwich, Cannock, and the wider national motorway network.





FLOOR PLANS



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - 12 The Bridge	1,476	137.12	Let
Ground - 1 Bradford Street	352	32.70	Sold
Ground - 1a Bradford Street	186	17.28	Sold
1st	1,706	158.49	Available
2nd	1,716	159.42	Available
3rd	1,727	160.44	Available
Total	7,163	665.45	

PRICE

Offers in the region of £500,000

TENURE

Freehold

SERVICES

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

BUSINESS RATES

We understand the retail units have the following rateable values:

12 The Bridge: £28,750

1 Bradford Street: £6,700

1a Bradford Street: £4,150

EPC

Available upon request.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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