



# RETAIL & FLAT INVESTMENT FOR SALE

39 High Street, Pelsall, Walsall, WS3 4LT



**505 SqFt (46.91 SqM) | Offers Around £129,500**

## Key Features

- Excellent opportunity to acquire freehold investment.
- Established and popular local parade.
- Full lease and tenancy information available on request.
- Centrally located on Pelsall High Street.
- Ground and first floor let separately.
- CURRENT INCOME - £10,120 PER ANNUM



## LOCATION

The premises are prominently and centrally located on High Street close to its junction with Ash Tree Road forming part of the main retail centre in the popular village of Pelsall. The premises are situated immediately adjacent to Mana Vape and Card Station, Cards, Gifts and Balloons.

The High Street comprises a mixed of national and independent retailers but notably to include Spar, Subway, Jennings Bet together with Co-Op Convenience Store.

## DESCRIPTION

The property provides a self-contained retail unit together with self-contained one bed, first floor flat accessed via an external staircase to the rear of the property.

Area	SqFt	SqM
Ground Floor	505	46.91
First Floor Flat		
<b>Total Floor Area</b>	<b>505</b>	<b>46.91</b>

## TERMS

The freehold is to be sold subject to the following tenancy's.

The ground floor is let to Mr H M Rasul by way of an assignment of the existing lease from 1st November 2022 for a term of 5 years at a rent of £5,500 per annum exclusive.

The first floor self-contained flat is let on an Assured Short hold tenancy agreement at a rental of £385 per calendar month.

## ASKING PRICE

Offers around £129,500.

## BUSINESS RATES

Shop Rateable value - £4,400

Flat - Council Tax Band A

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## EPC

Energy Performance Certificates are available on request.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

Strictly by prior appointment, please contact:



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