



RETAIL INVESTMENT FOR SALE

38 High Street, Clayhanger, Walsall, West Midlands, WS8 7EA



2,147 SqFt (199.46 SqM) | £275,000 offers invited

Key Features

- Excellent opportunity to acquire a freehold investment.
- Full lease and tenancy information available upon request.
- Established local butcher.
- Current Income - £27,000 per annum exclusive



LOCATION

The property is located in Clayhanger, a village in the Metropolitan Borough of Walsall. The village is situated between Pelsall, Walsall Wood and Brownhills. The village is predominantly residential and the property is surrounded by residential and is adjacent to the Holy Trinity Primary School.

DESCRIPTION

The property is a purpose built detached property used as a butchers shop with residential/ office upper areas. There is a yard to the rear for deliveries and some outdoor storage.

Area	SqFt	SqM
Ground Floor Retail	1,478	137.31
First floor offices/ resi	668	62.06
Total Floor Area	2,147	199.46

TERMS

The freehold is to be sold subject to the following tenancy. The ground floor is let to BG Commercial Properties Ltd trading as Edmund Howdle Butchers. The tenancy is from 21st March 2023 for a term of 7 years at a rent of £27,000 per annum exclusive.

ASKING PRICE

£275,000 offers invited

BUSINESS RATES

Rateable Value £5,100.

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

EPC

Energy Performance Rating C-71.

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed will be required.

VAT

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

VIEWING

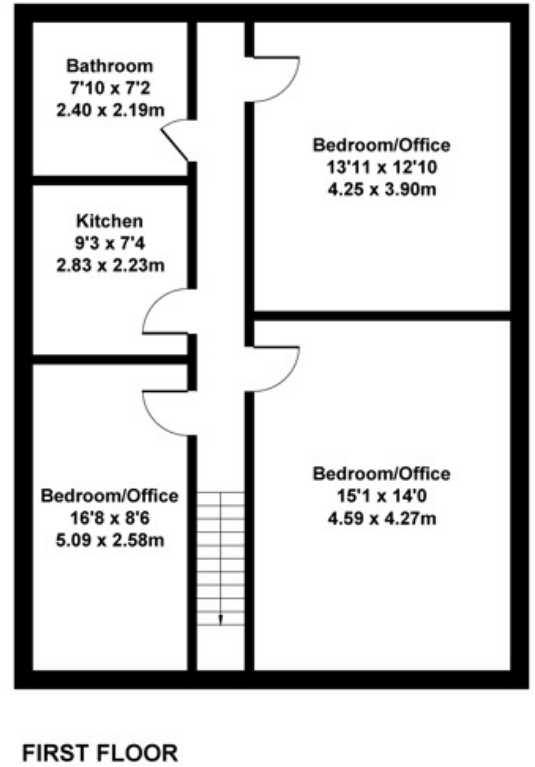
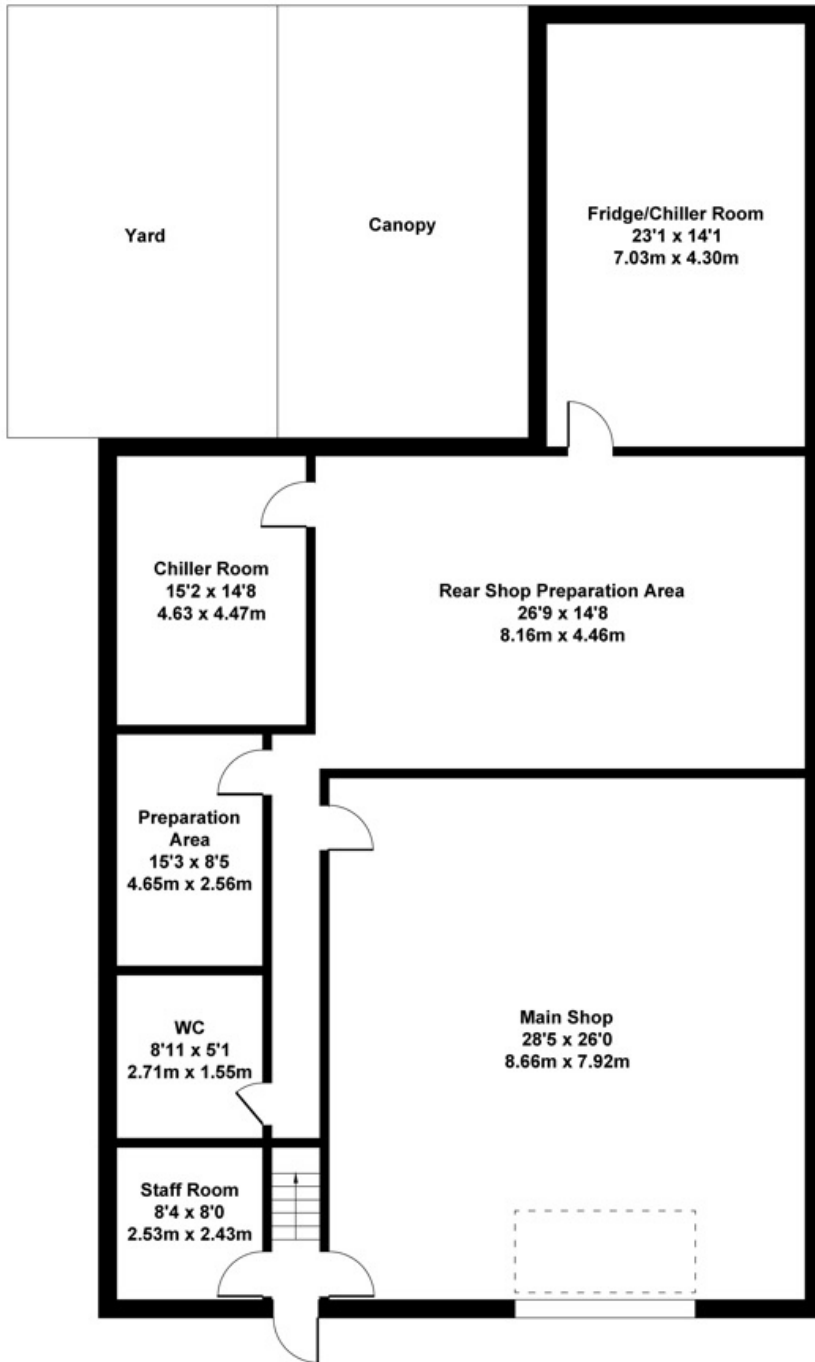
Strictly by prior appointment, please contact:



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38 Clayhanger Lane, WS8 7EAWalsall,

Approximate Gross Internal Area
2982 sq ft - 277 sq m



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www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.