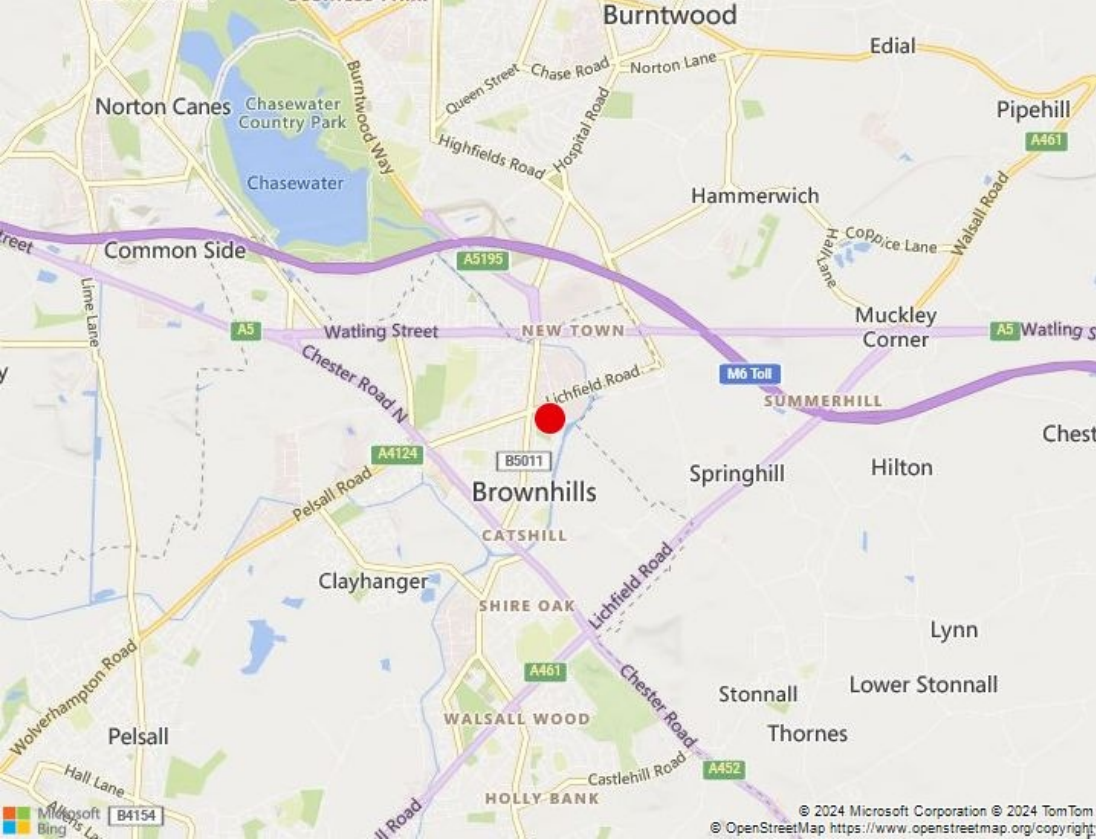


# WAREHOUSE PREMISES - FOR SALE

Former Hopwells Premises, Sadler Road, Brownhills, Walsall, West Midlands, WS8 6LX

18,172 SqFt (1,688.18 SqM) | Site Area 0.67 acres (approx.) | £850,000 offers in excess of





## KEY FEATURES

- Rare opportunity to acquire freehold premises
- Offered with full vacant possession
- Warehouse accommodation incorporating offices
- Situated within a popular industrial location on the outskirts of Brownhills town centre
- Good car parking provision
- Within easy driving distance of the A5 and M6 Toll Road

## LOCATION

The property is prominently situated on the western side of Sadler Road close to its junction with Lichfield Road (B4155) in Brownhills, approximately 5 miles to the south west of Lichfield City Centre and 6 miles to the north east of Walsall town centre. The property is less than 1 mile north east of Brownhills Town Centre and is within nearby driving distance of Watling Street (A5), the latter providing direct access with the M6 Toll Road at Junction T7.

## DESCRIPTION

The subject property comprises a warehouse incorporating single storey offices to the front together with a small two storey staff area towards the rear of the main warehouse. The building has been configured to provide interconnecting warehouse areas with loading from the front and good parking provision.

Area	SqFt	SqM
GF WAREHOUSE	15,608	1,449.98
GF OFFICES	2,250	209.02
FF OFFICE/ANCILLARY	314	29.17
<b>Total Floor Area</b>	<b>18,172</b>	<b>1,688.18</b>



Former Hopwells Premises, Sadler Road, Brownhills, Walsall, West Midlands WS8 6LX



## TERMS

We understand that the property is owned Freehold and is to be sold with full vacant possession.

## ASKING PRICE

£850,000 offers in excess of

## EPC

Assessment awaited.

## BUSINESS RATES

Current Rateable Value £46,000 obtained from the Valuation Office Rating List. Rates Payable for 2024/2025 are £22,954 prior to any transitional arrangements or small business relief. Interested parties are advised to make their own enquiries with the Local Authority (Walsall).

## 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 is to bear their own legal costs incurred in this transaction.

## VAT

All figures are quoted exclusive of VAT which we understand will be payable in this instance, solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS  
DDI: 0121 362 1532  
Mob: 07889 407650  
E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

Or alternatively joint agents Geo Hallam & Sons:-

Contact - Giles Davis

Mobile - 07702 516860

Email - [giles.davis@geohallam.co.uk](mailto:giles.davis@geohallam.co.uk)

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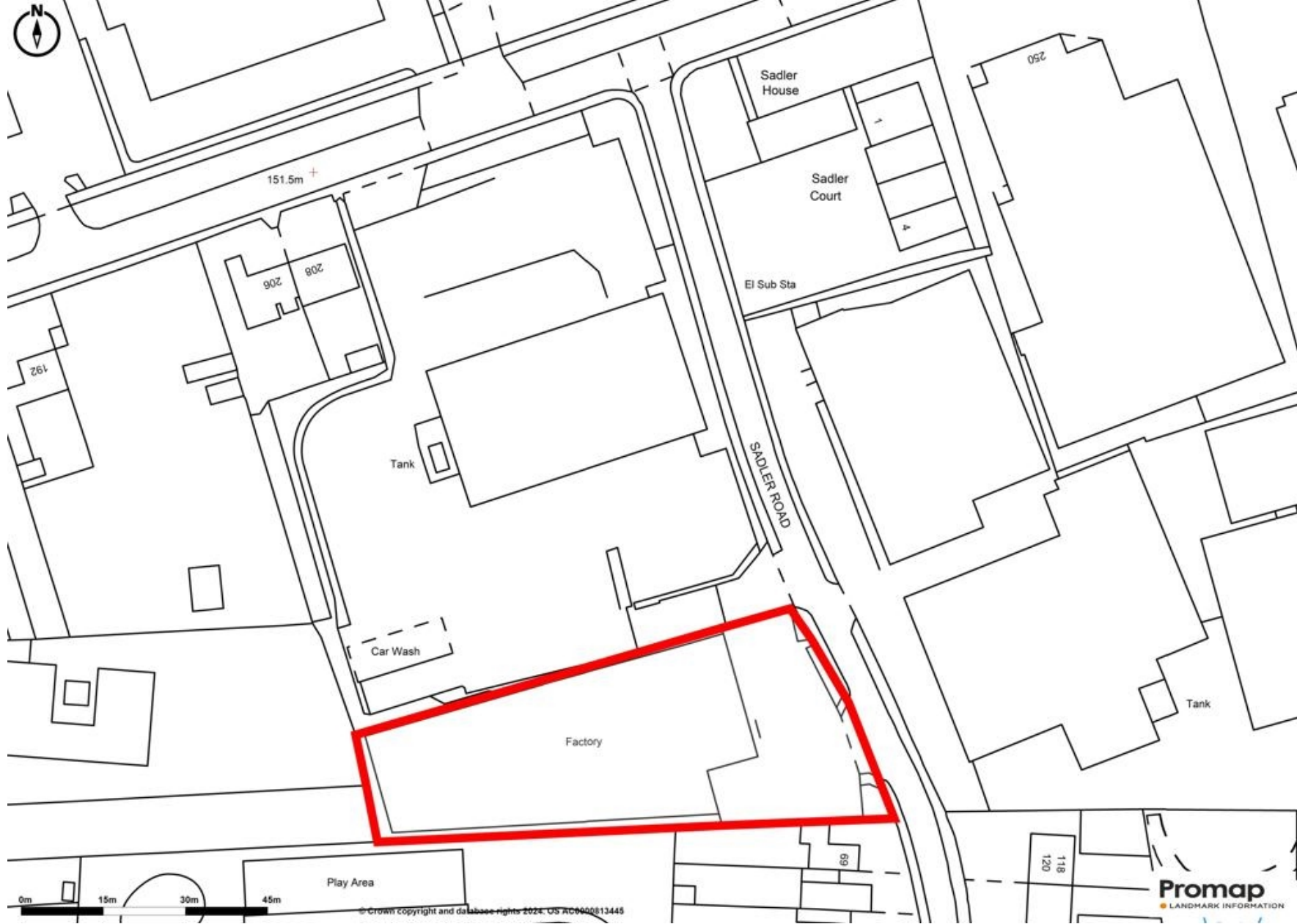


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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