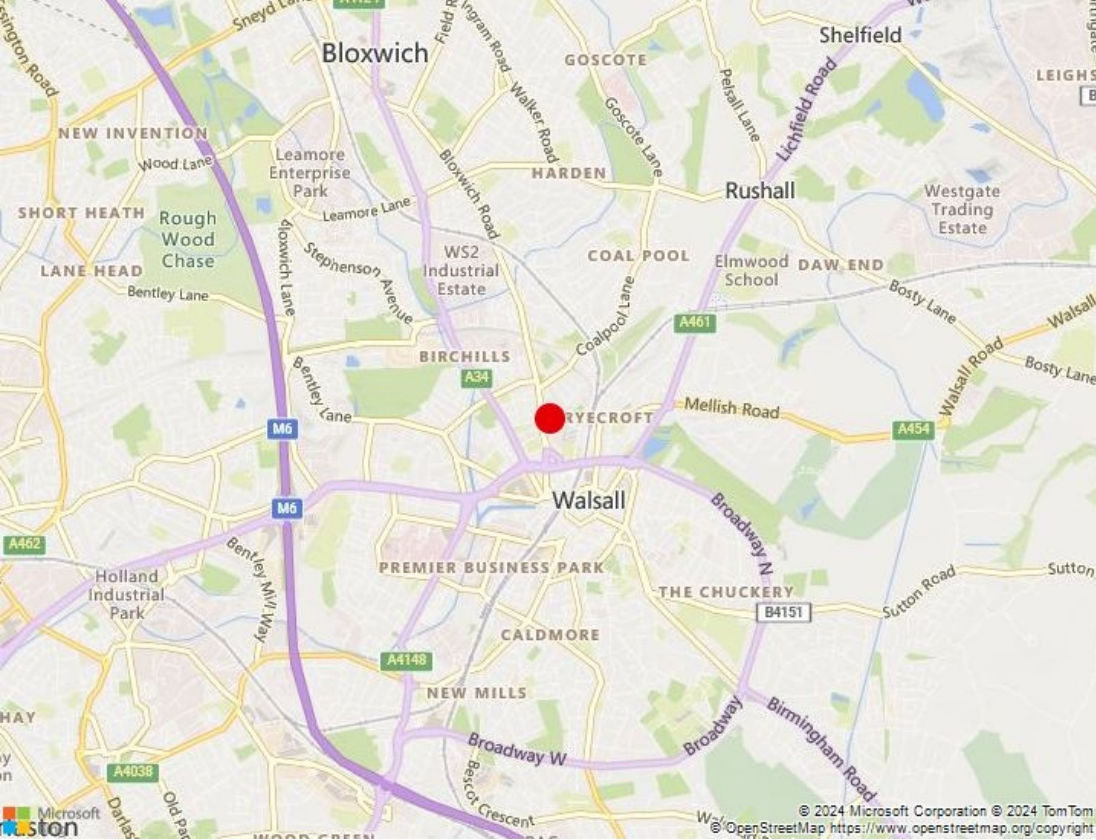


WAREHOUSE/WORKSHOP PREMISES - TO LET

Unit 1, 12 John Street, Walsall, West Midlands, WS2 8AF

2,311 SqFt (214.69 SqM) | £21,000 per annum exclusive





KEY FEATURES

- Well presented accommodation
- Secure gated yard
- On site parking
- Within established industrial location
- Outskirts of Walsall town centre
- Easy driving distance of Junctions 9 & 10 of the M6 Motorway

LOCATION

The property is situated on the north western side of John Street in a predominantly industrial/commercial area to the north of Walsall town centre. John Street has nearby access with Stafford Street (B4210) which in turn continues a short distance south having direct access with the A4148 which in turn continues west providing direct access with the M6 Motorway Junction 10. Alternatively, the A4148 continues east linking with Broadway which provides access with Junction 9 of the M6 Motorway via Bescot Road.

DESCRIPTION

The subject property comprises a self contained workshop which offers an office, tea point and two WCs. The premises are set behind a secure gated entrance with shared use of the yard with the neighbouring property.



Area	SqFt	SqM
UNIT 1 - GIA	2,311	214.69
Total Floor Area	2,311	214.69

BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

Unit 1, 12 John Street, Walsall, West Midlands WS2 8AF



TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£21,000 per annum exclusive

EPC

Energy Performance Asset Band Rating E - 105.

BUSINESS RATES

Unit 1 Rateable Value £12,250.

Businesses may benefit from 100% business rates relief in 2024/25 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

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 is to be responsible for their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1532
Mob: 07889 407650
E: ben.nicholson@burleybrowne.co.uk



Garry Johnson
DDI: 0121 362 1535
Mob: 07510 080210
E: garry.johnson@burleybrowne.co.uk

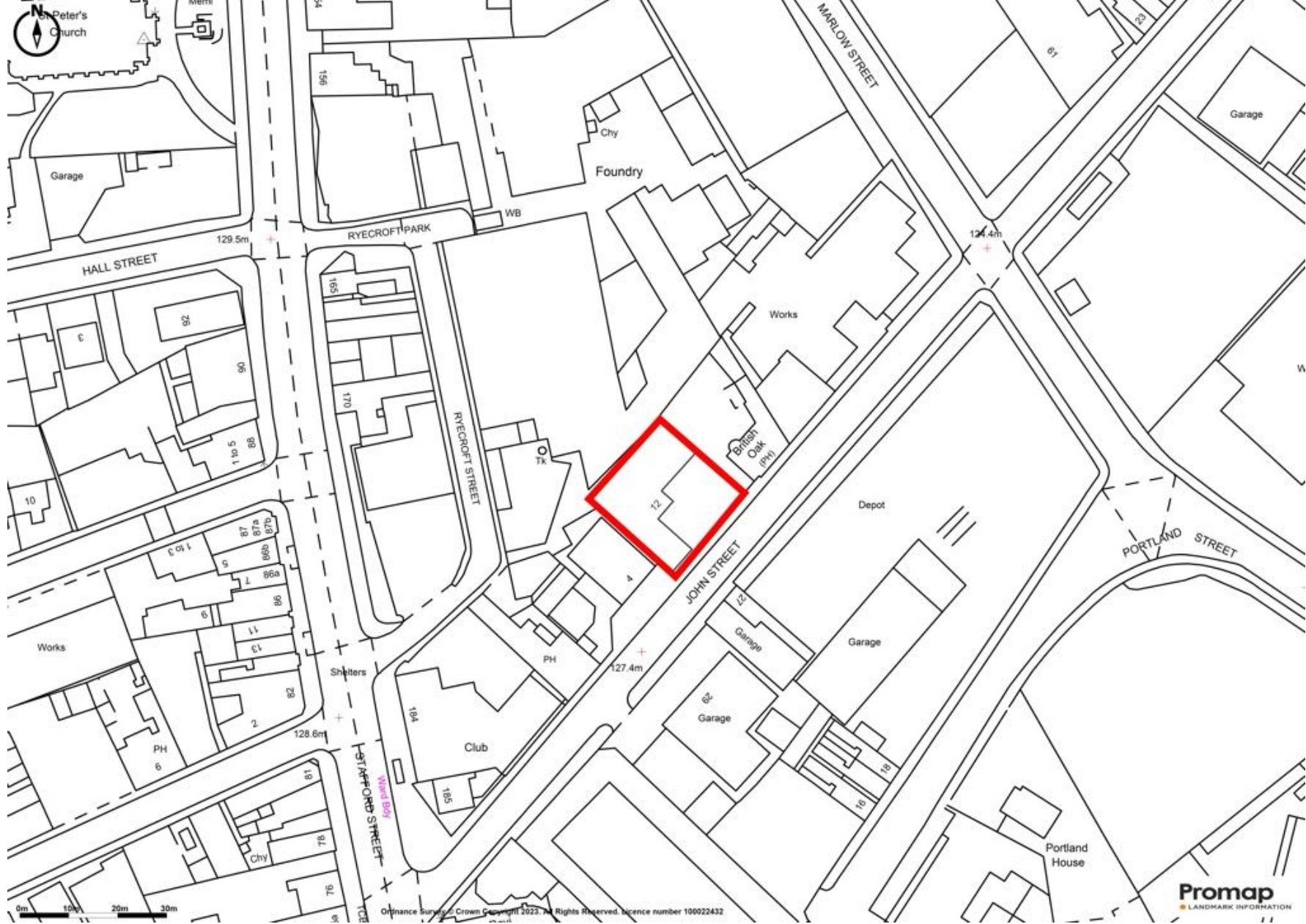


0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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



0121 321 3441
 www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract; (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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