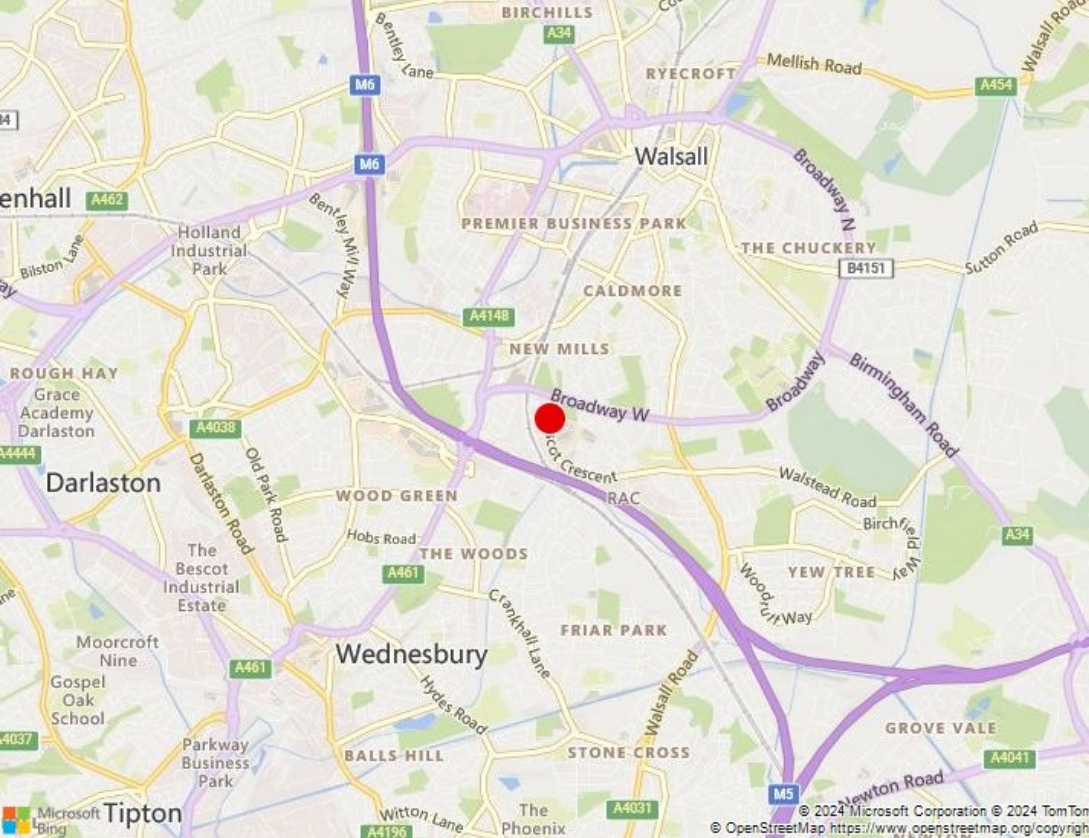


WAREHOUSE PREMISES - FOR SALE

Greetings House, Bescot Crescent, Walsall, Walsall, West Midlands, WS1 4NG

Total GIA 77,719 SqFt (7,220.1 SqM) | Site Area approximately 2 Acres | £3,000,000 Guide Price





KEY FEATURES

- Two storey, part three storey, warehouse premises with loading and yard
- Part two storey offices with ancillary stores
- Substantial corner premises
- Parking available to the perimeter and rear of the premises
- Total Site Area approximately 2 acres
- Within easy driving distance of Junction 9 of the M6 Motorway

LOCATION

Greetings House is prominently situated on the corner junction of Wallows Lane and Bescot Crescent approximately 3 miles to the south of Walsall town centre. Bescot Crescent has nearby access with Broadway West (A4148) which in turn continues west forming with Bescot Road, the latter of which has direct access with Junction 9 of the M6 Motorway. This provides subsequent links with the regional motorway network including M5, M54 and M42 motorways.

DESCRIPTION

The subject property comprises a substantial two storey, part three storey, warehouse/workshop premises incorporating offices, stores, WCs and kitchen. The property offers external parking to the front and side elevation together with loading space to the front and rear elevations. There is a good sized yard providing loading and additional parking to the rear of the premises. The building is well situated in an established commercial location and is positioned directly opposite to the entrance of Broadwalk Retail Park off Bescot Crescent in Walsall.



Area	SqFt	SqM
Ground Floor	58,604	5,444.31
First Floor	19,115	1,775.78



TERMS

The property is available on the basis of a freehold sale, offered with full vacant possession.

ASKING PRICE

£3,000,000 Guide Price

EPC

Assessment awaited where appropriate.

BUSINESS RATES

Rateable Value - £178,000. Rates Payable 24/25 - £97,188.00.

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. 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.

VIEWING

Strictly by prior appointment, please contact:



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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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