



FREEHOLD OFFICES/RETAIL PREMISES FOR SALE

94-94a Walsall Road
Stone Cross
West Bromwich
B71 3HN



- Double shop unit with first floor office accommodation
- Prominent main road location
- Potential to create one large shop with ancillary areas
- Off-road car parking to the front
- Total internal floor area – 1,690.8 sq ft (94 and 94a Walsall Road)
- Nearby occupiers include Spar, Ladbrokes, Tesco Express, Greggs

**FREEHOLD OFFERS INVITED IN THE REGION OF
£185,000**

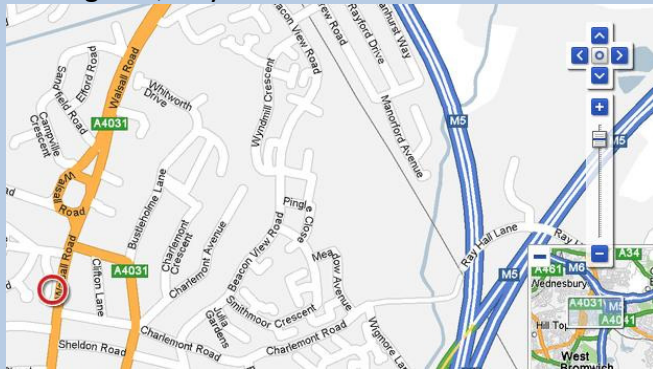


Location

The property occupies a prominent position along the main A4031 Walsall Road close to other occupiers including Pizza Palace, Spar, The Stone Cross Pub, Ladbrokes, Tesco Express, Lloyds Pharmacy, Greggs and the Post Office.

The property is situated in the busy district of Stone Cross in West Bromwich, located within close proximity of Junction 1 of the M5 Motorway, providing good road connections to the M6 North and M6 South.

Stone Cross itself is located 2.4 miles North-East of West Bromwich town centre, 10 miles South-East of Wolverhampton and 8 miles North-West of Birmingham, City Centre.



Description

94 and 94a Walsall Road comprise of two premises which can easily be converted into one main unit, offering excellent ground floor retail and office space with substantial office accommodation over. In total both properties extend to a Net Internal Floor Area of 1,690.8 sq ft and provide excellent scope for a wide variety of uses (subject to obtaining the necessary planning consent).

Tenure

Freehold. Offers are invited on £195,000 for the Freehold interest

Viewing

Strictly by appointment only via Bond Wolfe.

Tel 0121 525 0600

Available Accommodation

94 Walsall Road

Set back beyond off-road allocated car parking, the gas centrally heated property comprises of a ground floor front office/reception area (11.6 ft x 20.10 ft) with stairs leading to the first floor and a door leading to two rear store rooms, namely;

Rear Store Room 1 – 11.8 ft x 13 ft Max

Rear Store Room 2 – 10.6 ft x 10.8 ft Max

First Floor - A staircase leads up to a first floor landing/office area (11.7 ft x 11.8 ft) which leads onto a main corridor with doors radiating off to:

Office 1 (Front)- 19.10 ft x 12.11 ft

Office 2/Boardroom – 14.10 ft x 13.1 ft

Store Room – 7.7 ft x 8.6 ft

Ladies & Gents WC

Kitchenette

Office 3 (Rear) – 13.10 ft x 8 ft

Rear Fire Exit

94a Walsall Road

This property consists of a main ground floor retail unit which extends to 427.3 sq ft and is separated by number 94 Walsall Road by partitioning thus providing excellent scope to turn the two properties into one main retail unit. Beyond the main retail area there is a store room kitchen and WC.

External

To the right hand side of the property there is a three feet right of way belonging to the property together with a shared vehicular access for loading and unloading. Additionally, to the rear of the property there is a yard area which could potentially provide further valuable parking. 94 & 94a Walsall Road have an external shop frontage extending to 25 ft 2 inches. Additionally, 94 Walsall Road benefits from a Red Care alarm system.