

BOND WOLFE

Freehold Residential Development Opportunity For Sale



3 Bradford Place, Walsall, WS1 1PL

- ◇ *Substantial Grade II listed building – 14,240 sq. ft with side car park*
- ◇ *Residential conversion and new build opportunity for 60 units*
- ◇ *Planning consent for conversion of building to 35 residential units*
- ◇ *Additional scheme for further 25 units adjacent (STP)*
- ◇ *Constructed in 1888*
- ◇ *Prominent town centre location*
- ◇ *Freehold – offers invited*

DESCRIPTION

The property comprises a substantial three storey grade II listed building constructed in 1888. Originally the Institute of Science and Arts, the building has more recently been utilised as a multi let office building and business centre.

Set over ground and two upper floors (with an additional mezzanine), the building extends to a gross internal area of 14,320 square feet and comprises a variety of sized rooms feeding from a central corridor. The current layout lends itself to a straight forward residential conversion and plans for the existing and proposed layouts are available upon request.

The adjacent car park is included in the sale and incorporates a proposed scheme of further 25 residential units (subject to planning consent)

SERVICES

All main services, including gas fired central heating system are installed.

VAT

We have been advised that VAT is not applicable on the purchase price.

EPC

Available upon request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LOCATION

The site occupies a prominent location within Walsall town centre opposite the cenotaph and sits adjacent to the Saddlers shopping centre where the main rail station is located.

Multiple bus stops are located immediately to the fore with Jerome Retail Park also just a short walk.

Walsall is one of the largest Centres within the West Midlands conurbation. It is situated approximately 10 miles to the north of Birmingham City Centre, 6 miles east of Wolverhampton, 5 miles north of West Bromwich and 6 miles west of Sutton Coldfield. The town benefits from excellent communications being some 2 miles from both junctions 9 and 10 of the M6 Motorway.

The M6 links to the National Motorway Network with the M54, the M42 and the M6 Toll Road, all within a few junctions. Birmingham International Airport and the National Exhibition Centre are both approximately 16 miles to the south east, accessed via the M6. Intercity Rail Services are available from both Wolverhampton and Birmingham with regular services to London Euston and the North. The property is a 10-15 minute bus or train journey to the Alexandra Stadium, which is due to host commonwealth games. Additionally, a new Walsall to London train service is due in December 2018, whilst Walsall's university campus continues to grow.

BUSINESS RATES

We are advised that the current rateable value for the property is £48,810.

The property is grade II listed and therefore, rates would not be applicable on any void space.

PLANNING

Planning consent has been granted for the conversion to 35 residential units, under application number 17/1056 and listed building consent number 17/1057. The proposed scheme will incorporate 10 x no 1 apartments and 25 x no 1 studios. Full details and plans are available via the selling agents.

Additionally, there is a proposed scheme for a further 25 apartments on the adjacent car park area, making a total development of 60 apartments .

TENURE & PRICE

We are advised that the property is freehold and offers are invited for the freehold interest.



FURTHER INFORMATION & VIEWINGS

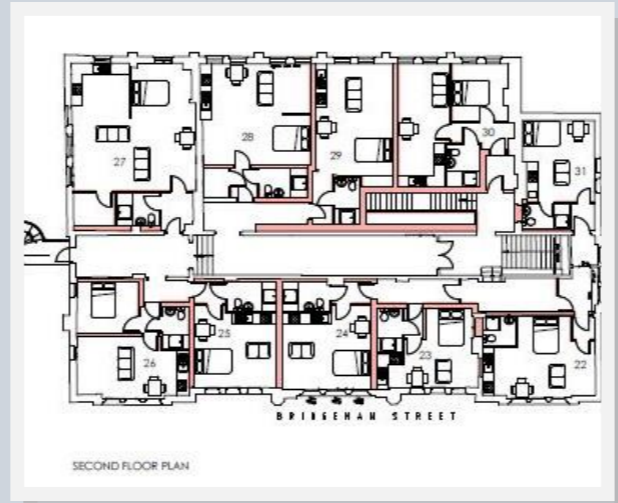
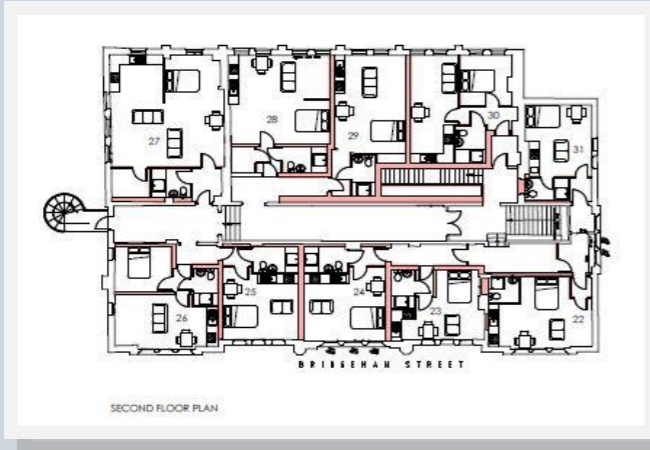
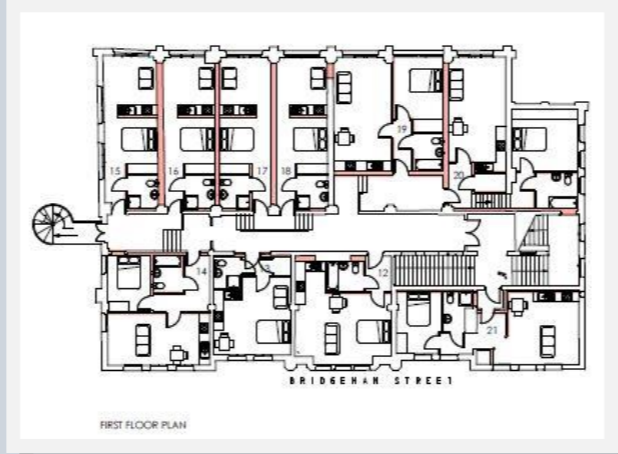
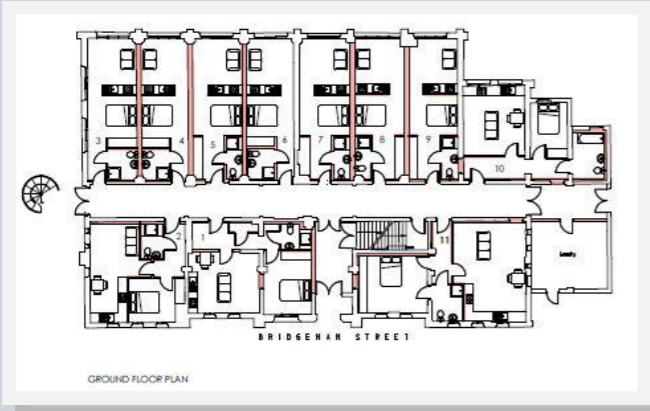
BOND WOLFE

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APPROVED PLANS FOR THE 35 UNIT SCHEME



INTERNALS

