

BOND WOLFE

A Freehold Commercial and Residential Investment Opportunity

For Sale



84–87 Stafford Street, Walsall, WS2 8DU

- *Fully let investment opportunity producing £96,760 per annum.*
- *4 retail shops & 12 flats included.*
- *Prominent location close to Walsall town centre.*
- *Freehold.*

DESCRIPTION

The properties comprise four ground floor retail shops fronting Stafford Street. Each property is let independently and copy leases for each tenancy are available upon request.

Additionally, there are 12 self contained flats all let on AST's, and comprise 3 x 2 bedroom flats, 6 x 1 bedroom flats, and 3 studio apartments.

EPC

All figures exclude any VAT which may be applicable.

PROPOSAL

Offers over £1,000,000 are sought for the Freehold interest

LOCATION

The commercial properties occupy a prominent position along Stafford Street and the corner of Whitehouse Street, which run directly off the A4148 Ringroad. The properties lie approximately 1 mile north of Walsall Town Centre on a busy through road with nearby occupiers including Ladbrokes bookmakers. The majority of the residential properties are accessed via Whitehouse Street, which leads directly off

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.



	Accommodation (GIA)	Lease Terms	Current Terms
COMMERCIAL			
West Midlands Law Assist	84 Stafford Street	10 year lease from 2010	£5,200 PA
First Stop Accident Management	85 Stafford Street	8 year lease from 2009	£5,200 PA
SM Butchers	86, 86A, 86B Stafford Street	6 year lease from 2014	£19,800 PA
Insignia Interiors Ltd	87 Stafford Street	6 year lease from 2014	£5,200 PA
		SUBTOTAL	£35,400 PA
RESIDENTIAL			
Flat 1A Whitehouse Street		AST	£4,680 PA
Flat 1B		AST	£4680 PA
Flat 1		AST	£5,200 PA
Flat 3		AST	£5,200 PA
Flat 3A		AST	£4,680 PA
Flat 5		AST	£4,940 PA
Flat 7		AST	£5,980 PA
Flat 9		AST	£5,200 PA
Flat 11		AST	£5,200 PA
Flat 13		AST	£5,200 PA
87A Stafford Street		Ground Floor Shop on AST	£5,200PA
87B Stafford Street		Ground Floor Shop on AST	£5,200 PA
		SUBTOTAL	£61,360 PA
		TOTAL	£96,760 PA

TENANCY INFORMATION

FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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