

Willenhall, 63 Coltham Road. WV12 5QF

Retail Premises – FOR SALE or TO LET



LOCATION

The property is located in the Shortheath area of Willenhall and sits in a predominantly residential area interspersed with commercial activity including the Duke of Cambridge public house opposite and Classic Canton Chinese takeaway within the same block. Willenhall town centre is approximately 3 miles to the south. Junction 10 of the M6 Motorway is approximately 3 miles distant.

DESCRIPTION

The premises comprises a two storey, end of terrace property currently used as a hairdressing and beauty salon. The property is considered to be suitable for a continuation of this use or various alternative uses, subject to planning consent. The accommodation includes kitchen and toilet facilities and benefits from gas fired central heating. In addition, there is a rear garage accessed via a shared gated access drive.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor	44.50 sq m	479 sq ft
First Floor	35.46 sq m	382 sq ft

TENURE

The property is available For Sale. We understand the property is freehold. Alternatively a full repairing and insuring lease may be granted, for a term of years to be agreed.

PRICE / RENT

SALE - Offers in the region of £140,000 are invited.

RENT - £12,000 per annum

BUSINESS RATES

The property will require reassessment to include the first floor accommodation. The current Rateable Value reflecting ground floor only is £4,100.

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

Contact agent for details

VAT

VAT is not payable on the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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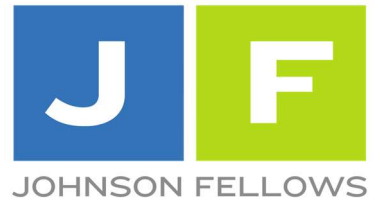


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