

# FOR SALE / TO LET

# TSR

TOWLER SHAW ROBERTS

## TWO BAY WORKSHOP UNIT AND 2-STOREY OFFICES WITH A SECURE YARD / PARKING



**Albion Street  
Willenhall  
West Midlands  
WV13 1NN**

- Prominent industrial two-bay workshop premises providing approximately 6.463 sqft of good quality accommodation
- Unit has two electric roller shutter doors and 1 x 7.5 tonne crane and 1 x 5 tonne crane
- Additional two-storey office building approximately 525 sqft
- Secure yard / parking connecting the workshop and office
- Situated ½ mile from Willenhall Town Centre
- Freehold Price: £395,000

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The properties are located at the junction of Albion Street, Albion Avenue and Acorn Street, in a mixed commercial/residential suburb, approximately ½ mile from Willenhall Town Centre.

Wolverhampton City Centre is around 3 miles to the East, with Walsall approximately 3 miles to the West. Junction 10 of the M6 is approximately 1.5 miles to the East via the main A454.

## Description

A well maintained two bay industrial unit providing front offices/staff facilities with rear workshop. Both units are of steel portal framed construction with elevations of part brick/blockwork and part lined profile steel cladding, being surmounted by either a pitched lined profile steel clad roof or lined clad roof.

Both bays benefit from electronically operated roller shutter doors, workshop 1, shutter 4920mm high, eaves to 6.7m and workshop 2, shutter 4190mm high, eaves to 5.4m. Cranage of 1 x 5 tonne and 1 x 7.5 tonnes is available.

The recently refurbished property comprises a self-contained office building being of brick construction, with the accommodation arranged over two floors.

The property benefits from gas central heating throughout (not tested) and benefits from WC's and kitchen on the ground floor.

Externally there is two securely fenced yard/car park areas, with further parking available on the adjacent roads.

## Accommodation

	Sqft	Sqm
<b>Industrial Unit</b>		
Workshop 1	3,688	342.61
Mezzanine	485	45.05
Workshop 2	1,263	117.37
Offices/Staff facilities	1,027	95.42
<b>Office Building</b>		
Ground floor Office 1 / Reception	202	18.8
First Floor – Office 2	129	12.0
First Floor – Office 3	204	19.0
<b>Total:</b>	<b>6,998</b>	<b>650.25</b>

## Services (Not Checked or Tested)

We understand that the mains water, electricity, gas and drainage services are connected or available. Heating to the industrial bays is via a single oil fired ambi-rad warm air blower with tank within the rear yard. However, interested parties are advised to check with their advisors / contractors.

## Tenure

The properties are available individually or combined, both on a new full repairing and insuring lease on terms to be agreed.

Alternatively, the Freehold for both the workshop and office building is also available.

## Rent

**Workshop** - £25,850 per annum exclusive, payable quarterly in advance on the standard quarter days.

**Office building** - £7,250 per annum exclusive, payable quarterly in advance on the standard quarter days.

## Price

The workshop, office building and secure yard/parking is available for the purchase of the freehold interest for £395,000.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Energy Performance Ratings

Workshop – E110

Office building – D88

## Local Authority

The property is located within Walsall Council.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and premises

Rateable Value – £7,300

Description – Offices and premises

Rateable Value – £3,780

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

May 2018

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at  
**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
**Unit 8, Hollinswood Court**  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."



## Legal Costs

For the Freehold each party will be responsible for their own legal costs incurred. In the event of a lease being granted the tenant is to be responsible for the landlord's reasonable legal costs.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).



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