

# Empire Estates

NO PARKING  
Wheel clamping  
in progress



0

Bedroom



0

Bathroom



## **LOCATION**

The commercial property is situated in Walsall Town Centre. It is an established commercial location, surrounded by many other shops and offices.

## **DESCRIPTION**

The business has been operating in Walsall for a number of years; the premises have been renovated over time to keep looking presentable.

On the ground floor there is a retail shop which is currently being used as a furniture shop.

On the first floor you will find another shop floor and 3 flats.

The second floor has 2 flats.

Flats can be rented generating around £30,000 per annum

## **ACCOMMODATION**

### **Ground Floor**

Shop floor 7.34m x 29.57m

### **First Floor**

Shop floor 15.83m x 5.03m

3 flats

### **Second Floor**

2 Flats

Planning to convert to party hall and planning permission for 5 apartments.

## **PRICE**

£695,000

## **SERVICES**

The property has a new gas, water and 3 way electric supply fitted

## **SERVICES RESPONSIBILITY**

It is the prospective purchasers responsibility to verify that all appliances, services and systems are in working order, and are of an adequate capacity and suitable for their purpose.

## **PLANNING**

It is prospective purchasers responsibility to verify that their intended use is acceptable to the local planning authority.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred.

## **EPC**

An Energy Performance Certificate is available upon request.

## **VAT**

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rates

