



## Commercial Yard and Premises

**74 Cannock Road, Willenhall, WV12 5RZ**

- Secure commercial yard extending to approximately 0.45 acres
- Two-storey office accommodation of 812 sq ft (75.43 sq m)
- Detached single storey workshop unit of 1,890 sq ft (175.48 sq m)
- Suitable for secure open storage or similar uses subject to planning consent

# Commercial Yard

## 74 Cannock Road

### LOCATION

The property is located in the town of Willenhall in the Metropolitan Borough of Walsall in the West Midlands. Willenhall lies between Wolverhampton (3.5 miles) to the west and Walsall (4.5 miles) to the east. Junction 10 of the M6 motorway is approximately 6 miles distant.

The property itself is situated in a predominantly residential area directly opposite New Invention Junior and Infants Schools. The site has two access points directly off the A462 Cannock Road.

### DESCRIPTION

The property comprises a substantial commercial yard incorporating two-storey office accommodation and a separate industrial workshop on a total site area of approximately 0.45 acres.

The yard is level and fully surfaced with a mixture of concrete, gravel and hardcore areas, currently utilised for secure open storage purposes and car parking. It is bounded along the perimeter by steel fencing with two gated access points to the front.

There is a former detached house to the west of the site, which has been converted to provide ground and first floor offices, including kitchen and WC facilities. The accommodation is heated by wall mounted radiators served by a gas fired combination boiler.

There is a detached, single storey workshop to rear of the office building of steel frame construction with brick elevations beneath a trussed roof incorporating glazed roof lights. Access is via three roller shutter doors. Internally, the unit benefits from a concrete floor, 3-Phase electricity supply and sodium lighting throughout.

### ACCOMMODATION

Two-storey office building	812 sq ft	75.43 sq m
Detached workshop	1,890 sq ft	175.58 sq m
<b>Total Net Internal Area</b>	<b>2,702 sq ft</b>	<b>251.01 sq m</b>

### SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the site. Interested parties should make their own enquiries.



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### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The property is available on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

### RENT

The quoting rent is £28,000 per annum exclusive.

### LOCAL AUTHORITY

Walsall Council, The Civic Centre, Walsall, WS1 1TP - Tel: 01922 650000

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £13,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(81).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3430



Printcode: 2018424

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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