



Leisure in WV13

Wood Street, Willenhall, West Midlands,
WV13 1JY

£365,000 Starting Bid

Allocated parking

Property features

- ✓ Suitable for Investors &
- ✓ Substantial Commercial Premises
952m2
- ✓ Light Industrial / Workshop
Premises with Offices
- ✓ Freehold

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

SUITABLE FOR INVESTORS / DEVELOPERS

An exciting opportunity to acquire a substantial and versatile commercial premises with associated land, offering excellent potential for a variety of future uses, subject to the necessary planning permissions.

The property extends to approximately 13,000 sq ft in total, comprising approximately 6,500 sq ft on the ground floor and a further 6,500 sq ft on the first floor.

Under the proposed future layout, the building could be divided into five separate sections.

Part of the property is currently occupied by a tenant under a five-year lease at a rent of £1,600 per calendar month. The tenancy relates solely to an approximately 2,000 sq ft section situated at the rear of the first floor.

The tenant benefits from exclusive use of this area, together with a separate private entrance and staircase. The leased accommodation also includes three washrooms.

The property currently comprises a ground-floor shopfront/office with a large display window, together with roller-shutter access leading into a substantial traditional workshop/industrial area. A further roller-shutter door provides access to the external yard, while the first floor offers additional office accommodation.

The existing buildings could be renovated and retained for commercial use, potentially suiting a range of businesses requiring workshop, storage, office or trade premises. Alternatively, the site may offer development potential for residential dwellings, subject to obtaining the appropriate planning consent.

Viewing is highly recommended to fully appreciate the size, versatility and potential this unique property and site have to offer.

Price: Starting Bid £365,000

Property Type: Leisure

Business Type: Residential Investments

Parking: Allocated

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Tenure

WM562330 - Freehold

Location

Wood Street, Willenhall.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Wood Street, Willenhall, West Midlands, WV13 1JY

Contact your local branch today for more information on this property:

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