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Property
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SJ/EL

FOR SALE
TWO STOREY OFFICE BUILDING WITH STORES
UNIT 10 CHANCEL INDUSTRIAL ESTATE
NEWHALL STREET
WILLENHALL
WEST MIDLANDS WV13 1NX



LOCATION: The property is situated on Chancel Industrial Estate just off Newhall Street in a mixed industrial and residential location on the outskirts of Willenhall town centre. Larger centres of Wolverhampton and Walsall are easily accessible from this location, so too is junction 10 of the M6 motorway.

DESCRIPTION: The property comprises an end-terraced two storey office building with stores of brick construction with a pitched profile steel clad roof. The property sits back from the estate road behind a concrete forecourt with space for three vehicles. The property also benefits from a gated concrete yard to the right hand side.

ACCOMMODATION: On The Ground Floor: Reception Office, Kitchen off, Further Offices, Toilets and Two Stores to the front with roller shutter loading access. On The First Floor: Seven Offices, Kitchen, and Toilets. Total Net Internal Floor Area: Approximately 3002 sq.ft. (278.89m²). **NB:** There is a further 138 sq.ft. (12.82m²) to the second floor part within the eaves.



16, Lichfield Street, Walsall, WS1 1TS.
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SERVICES: All mains services, with the exception of gas, are believed to be available to the property. No tests have been applied to any of the services or appliances.

RATING DATA: (information obtained from the Valuation Office Agency Web Site):

Rateable Value: £9,700
Description: Warehouse and Premises

NB: Small Business Rate Relief may be available. Interested parties are advised to make their own enquiries of the Local Authority in this regard.

TOWN PLANNING: The property has most recently been used as Offices and Stores which would fall within Use Class D. Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

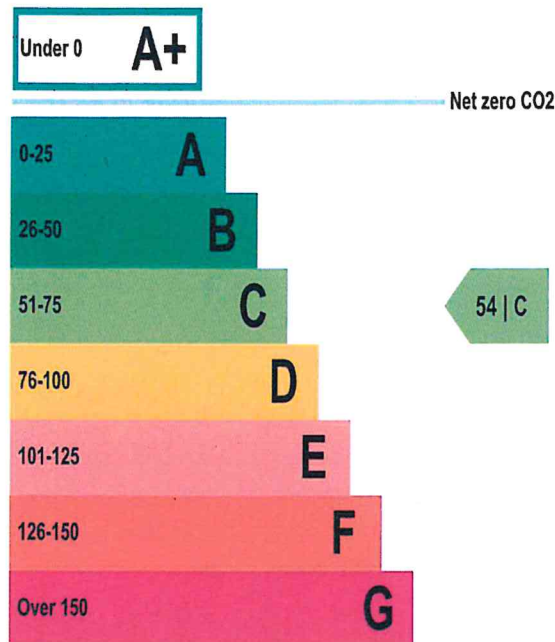
TENURE: Believed Freehold.

SERVICE CHARGE: We are informed that there is no service charge levied for the upkeep of the communal parts of the estate.

ENERGY PERFORMANCE CERTIFICATE: The property has a rating of C(54). A copy of the EPC will be available for inspection at the agent's offices or on their web site.

VIEWINGS: Contact Fraser Wood Commercial on 01922 629000.
Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

SJ/EL/17/04/2023



N.B. Rents and Prices quoted may be subject to VAT.

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