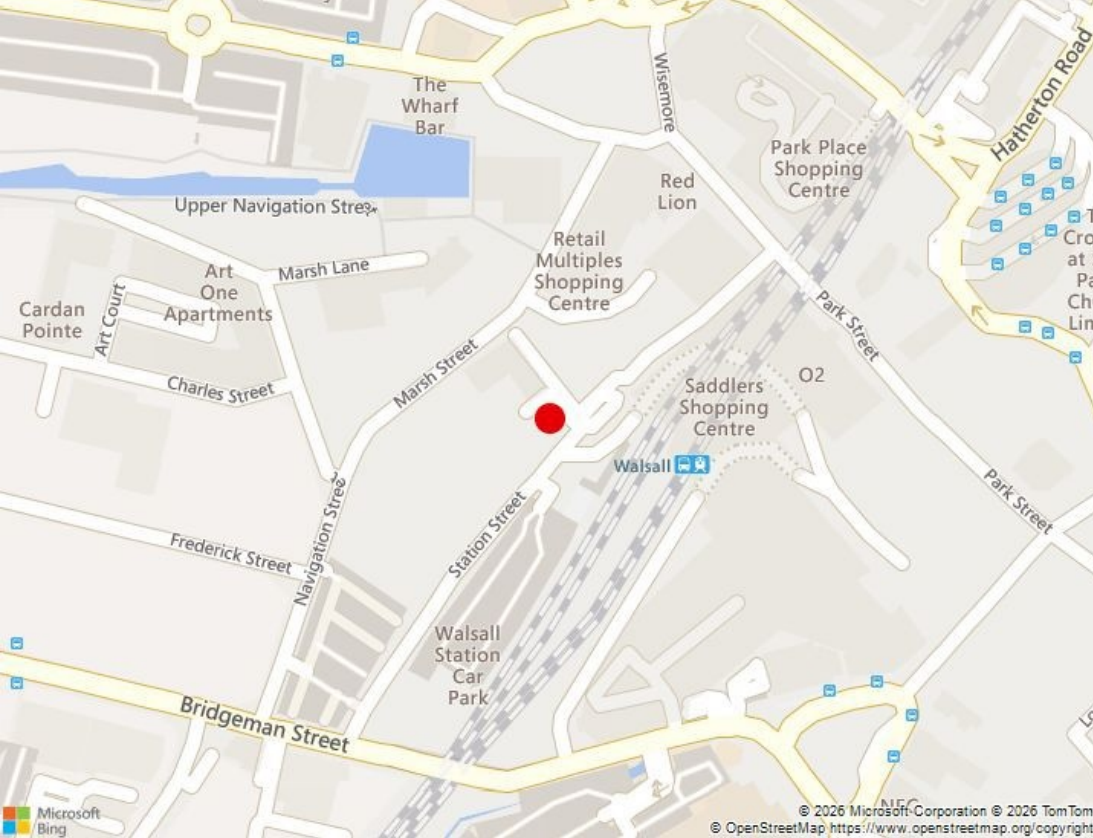


WELL LOCATED OFFICES TO LET/ MAY SELL

30-30A Station Street, Walsall, West Midlands, WS2 9JZ

3,610 SqFt (335.37 SqM) | On Application / £36,000 per annum exclusive





KEY FEATURES

- To Let / May Sell
- Situated directly opposite Walsall Railway Station
- Potential for redevelopment subject to planning consent
- Off road parking for up to 10 vehicles

LOCATION

The property is prominently situated within Walsall town centre directly opposite Walsall Railway Station. The property occupies a corner position on the north eastern side of Station Street which forms a cul-de-sac from nearby Bridgeman Street. Park Street is within close walking distance, this being recognised as one of the main retail areas in the town centre and offers a wide cross sectional of national and local retailers, bank and other local amenities. Walsall Town Centre is approximately 11 miles to the north west of Birmingham City Centre and is within easy reach of the M6 Motorway.

DESCRIPTION

An imposing three storey end of terrace property which is currently configured for clinic use. The property has two points of access from the front and a rear door leading out into the private car park with space for approximately 10 vehicles. The ground floor has a large reception area, various treatment rooms, two offices and WC, whilst the first floor has a large boardroom, another good sized office, more WCs and a well appointed kitchen/breakout space. The second floor is made up of five separate offices and storage rooms.



Area	SqFt	SqM
Ground Floor	1,467	136.28
First Floor	1,032	95.87
Second Floor	1,111	103.21
Total Floor Area	3,610	335.37

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TERMS

The property are available by way of full repairing and insuring lease for a term of years to be agreed. The property will be available with vacant possession.

ASKING PRICE / RENT

On Application / £36,000 per annum exclusive

EPC

Energy Performance Certificate available on request.

BUSINESS RATES

Rateable Value £11,250 from April 2026 obtained from the Valuation Office Rating List.

However, businesses may benefit from up to 100% small business rates relief on this property. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



Not to Scale.
For Illustrative Purposes Only.
Indicative Floor Plan.



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