

Former ATS Euromaster
Holyhead Road
Wednesbury
WS10 7DF

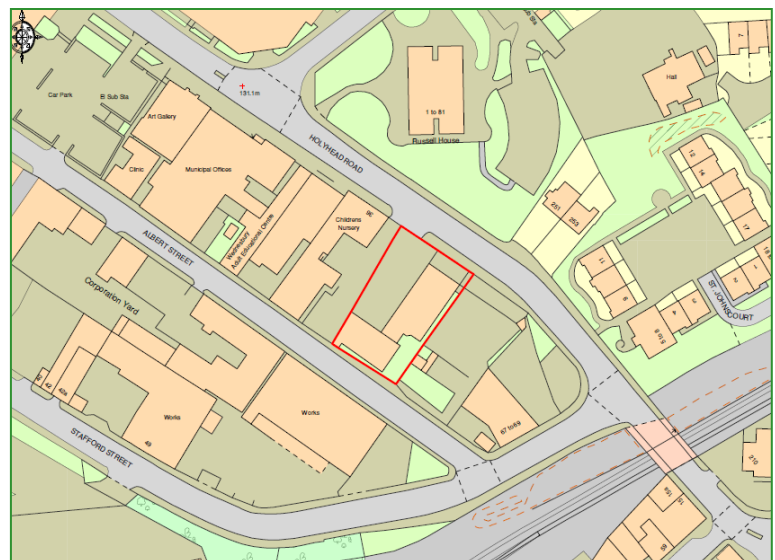


GERALDEVE

**FOR SALE FREEHOLD
WAREHOUSE WITH TRADE COUNTER AND OFFICES**
4,777 sq. ft. (443.87 sq. m) GIA



- **Former Motor trade / Industrial unit**
- **Two warehouse bays with a connected trade counter & offices**
- **Service yard with car parking**
- **Prominent position on Holyhead Road**
- **0.28 acre site**





Location

The property is located on Holyhead Road in Wednesbury, 0.3 miles from the town centre. The property occupies a prominent position and has excellent road connections to Black Country New Road and J9 of M6 Motorway.

Locally there is a combination of retail and auto trade related businesses, and a Morrison's supermarket in close proximity.

Description

The property comprising the following specification;

- Front warehouse benefiting from 2 ground level loading doors and 7.9m eaves height.
- Rear warehouse has an eaves height of 5m including 2 ground level loading doors.
- Fully fitted trade counter with offices and ancillary storage
- Externally accessed secure store
- Lighting to both warehouses
- Staff and customer WC's
- Loading yard & car parking

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Front Warehouse	2,099 sq ft (195.02 sq m)
Rear Warehouse / Store	1,832 sq ft (170.16 sq m)
Trade Counter, Offices & Anc.	845 sq ft (78.69 sq m)
TOTAL GIA	4,777 sq ft (443.87 sq m)

Rateable Value

The property has a rateable value of £27,250 in the 2017 Rating List. Interested parties should make their own enquires into the amount of rates payable.

Tenure

The property is held on a freehold basis.

Price

On application

EPC

Rating of E-119.

VAT

VAT will be payable on the transaction.

Viewing

By appointment only through the sole agents, Gerald Eve LLP:

George Bassi
gbassi@geraldeve.com
Tel. 0121 616 4834



Conditions under which these particulars are issued

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