

Former ATS Euromaster
Holyhead Road
Wednesbury
WS10 7DF

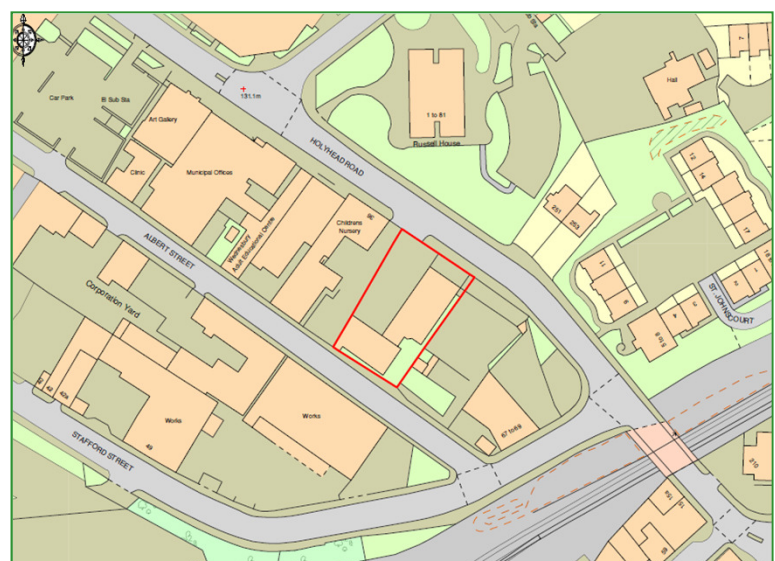


GERALDEVE

**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

Currently being prepared and will be available shortly.

VAT

VAT will be payable on the transaction.

Viewing

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

Georgina Harrington
gharrington@geraldeve.com
Tel. 0121 616 4833

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



Conditions under which these particulars are issued

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