

# Lot 16, Seymour House, Shaw Street, Walsall, Staffordshire WS2 8PH

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





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## Property Information

### Freehold Retail and Restaurant Investment

- Adjacent to Crown Wharf Shopping Park
- Tenants include Easy Living Mobility, a substantial buffet restaurant and a steakhouse
- Site area of approx. 0.18 Ha (0.45 Acres)
- On site parking for approx. 25 cars
- Total commercial floor area of 1,763.77 sq m (18,555)
- Nearby occupiers include PureGym, Starbucks, Tesco Extra, Aldi, JD Sports, Argos, Nando's, Burger King and Premier Inn

#### Lot

16

#### Auction

18th September 2025

#### Rent

£112,200 per Annum Exclusive

#### Status

Available

#### Sector

Retail, Restaurant, Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

7 miles north west of Birmingham City Centre, 6 miles east of Wolverhampton,

#### Roads

A4148, M6

#### Rail

Walsall Railway Station

#### Air

Birmingham International Airport

### Situation

The property is prominently situated in a corner position at the junction of Green Lane, Townsend Street and Shaw Street being a highly busy retailing location immediately adjacent to Crown Wharf Shopping Park, and walking distance to Saddlers Shopping Centre and Walsall Railway Station. Nearby occupiers include PureGym, Starbucks, Tesco Extra, Aldi, JD Sports, Argos, Nando's, Burger King and Premier Inn

### Tenure

Freehold.

### Description

The property comprises a site of 0.18 Ha (0.45 Acres), upon which sit two separate substantial restaurants, and a further retail unit/warehouse. There is customer parking for approximately 25 cars on the site.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Unit 1-2	Ground Lower Ground First Second Third	Restaurant Storage Kitchen Ancillary Ancillary	576.90 196.45 398.35 201.44 15.43	(6,209) (2,114) (4,287) (2,168) (166)	INDIVIDUALS t/a Dine and Wine International Buffet	18 years from 27/03/2019 until 26/03/2037 (2)	£68,000	5 yearly
Unit 3	Ground First	Warehouse/Office Ancillary	261.84 42.40	(2,818) (456)	ELM RETAIL LIMITED t/a Easy Living Mobility (1)	5 years from 01/06/2025	£30,000	01/06/2028
Unit 6	Ground First	Restaurant Restaurant	47.76 23.20	(514) (249)	INDIVIDUAL t/a Kabels Steakhouse	5 years from 01/06/2025	£14,200	01/06/2028
<b>Total</b>			<b>1,763.77</b>	<b>(18,555)</b>			<b>£112,200</b>	

(1) Easy Living Mobility was established in 2001 and provide a range of mobility products, they operate from 11 stores and 2 superstores, the subject property being one of their superstores ([www.store.easylivingmobility.co.uk](http://www.store.easylivingmobility.co.uk)).

(2) Unit 1 and Unit 2 Seymour House is let on 2 separate leases, each for a term of years until 26/03/2037. The first lease has a rent of £23,000 pa, the second lease has a rent of £45,000 pa. The tenant chose not to exercise their break options in 2024. N.B. The floor areas stated above for Unit 3 and Unit 6 are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The Floor areas stated above for Unit 1 and Unit 2 are Gross Internal Areas.



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## Contacts

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