

# Lot 31

£19,500 per annum exclusive

## 305-317 Wednesbury Road, Walsall, West Midlands WS2 9QJ

Freehold Commercial Investment with Development Potential



### Key Details

- Large secure site comprising 0.4 acres (0.16 hectares)
- Entirely let to one tenant trading as Fastline Travel, a coach and minibus operator and Tyre Base, a tyre depot
- Lease expires June 2020 (excluded from the provisions of the Landlord & Tenant Act 1954)
- Of interest to owner occupiers, investors and developers with asset management opportunities
- Change of use/re-development potential, subject to planning and consents
- Prominent location in mixed residential and commercial area

### Location

**Miles:** 6 miles east of Wolverhampton  
10 miles north-west of Birmingham

**Roads:** A416, A4148, M5, M6,  
**Rail:** Walsall, Bescot Stadium  
**Air:** Birmingham Airport

### Situation

The property is located 2 miles south-west of Walsall town centre and 10 miles north-west of Birmingham City Centre, on the south side of Wednesbury Road. The property benefits from excellent road networks being 1 mile north of Junction 9 of the M6, giving fast access to the M5, M42 and M40. The property is adjacent to Hillary Primary School and the surrounding area is predominantly residential.

### Description

The property comprises a large open yard with a site area of approximately 0.4 acres (0.16 hectares). The property is used as a vehicle depot for a coach and minibus operator as well as a tyre depot. The property includes two buildings currently being used as workshops, as well as an extensive secure yard.

### Tenure

Freehold.

### Planning

The property is within the Pleck Local Centre where development is supported by the Walsall Local Plan. For further information please contact Walsall Council: Tel: 01922 652677. Email: info@walsall.gov.uk

### VAT

VAT is not applicable to this lot.

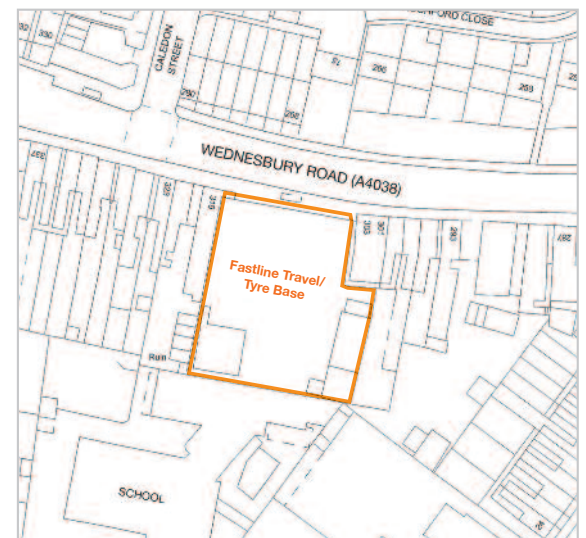
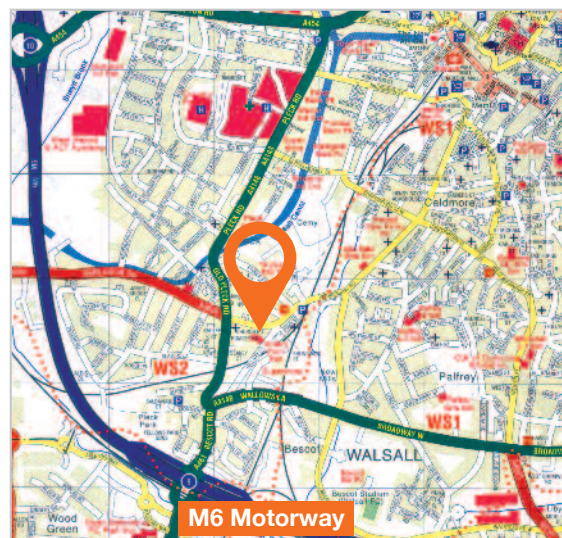
### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

## Tenancy and accommodation

Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.
Workshops/Office (Buildings only)	230.94 sq m (2,486 sq ft)	S ALI with a guarantee from FASTLINE TRAVEL LIMITED t/a Fastline Travel and Tyre Base (1)	10 years from 23/06/2010 until 22/06/2020 (2) on a full repairing and insuring lease	£19,500
<b>Total Commercial Area</b>	<b>230.94 sq m (2,486 sq ft)</b>			<b>£19,500</b>
<b>Total Site Area</b>	<b>0.4 acres (0.16 hectares)</b>			

- (1) Fastline Travel has been in operation for more than 18 years and pride themselves on being a family run business. The fleet of coaches range from luxury coaches to high capacity service vehicles and specialise in passenger transport serving school runs, weddings, short/long distance trips, as well as holiday tours. The tenant also operates a tyre depot on site, trading as Tyre Base.
- (2) The lease is excluded from the L&T Act 1954.



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