

**Lot 29, 139 to 144 Lichfield Street, Walsall,**

**West Midlands WS1 1SE**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Freehold Office with Residential Development Consent

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 29, 139 to 144 Lichfield Street, Walsall,

## West Midlands WS1 1SE

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### Property Information

#### Freehold Office with Residential Development Consent

- Planning Permission granted for development of 13 Residential Flats
- Town centre location directly opposite Walsall Town Hall
- 100m from Old Square Shopping Centre, 250m from Saddlers Shopping Centre and 350m from Walsall Train Station
- Nearby Occupiers include Boots, JD Wetherspoon, New Look, Co-Op, Primark and an eclectic Mix of local retailers

#### Lot

29

#### Auction

12th December 2024

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

8 miles north-west of central Birmingham, 9 miles north-east of Dudley

##### Roads

A34, A41448, A454, M6 (Junction 10)

##### Rail

Walsall Railway Station

##### Air

Birmingham International Airport

#### Situation

The property is prominently situated in the heart of the town centre, on the south side of Lichfield Street, close to its junction with Bridge Street and directly opposite Walsall Town Hall. Old Square Shopping Centre, Saddlers Shopping Centre, Walsall Swimming & Fitness Centre and Walsall Railway Station are all nearby with other neighbouring occupiers including Boots, JD Wetherspoon, New Look, Co-Op, Primark and an eclectic mix of local retailers.

#### Tenure

Freehold.

#### Description

The property comprises office accommodation on the first and second floor with separate access from Lichfield Street. The ground floor commercial unit is subject to a 999 year leasehold interest which is being offered for sale separately as Lot 28.

The property may benefit from further development by way of an additional floor, subject to consents.

The property also benefits from a rear service yard and car parking for approximately 15 cars.

#### VAT

VAT is not applicable to this lot.

#### Planning

Planning consent has been granted by Walsall Council under planning reference number 23/1147 for the "Conversion of existing vacant building, and façade refurbishment to create 13 no apartments at first and second floor, 2 no retail units at ground floor including rear open space, cycle storage and bin stores."

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
First Second	Office	401.70 389.50	(4,324) (4,193)	-	-	Vacant Possession
Ground Basement	Commercial Unit	449.50 131.10	(4,838) (1,411)	Individual	999 years from completion of sale	Peppercorn
<b>Total Approximate Floor Area</b>		<b>1371.80</b>	<b>(14,767)</b>			

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)



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## Contacts

### Acuitus

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2024

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