

FOR SALE

Walsall Wood Methodist Church,
Lichfield Road, Walsall Wood, Walsall,
West Midlands,
WS9 9NP



- Next to proposed new Aldi supermarket.
- Refurbishment/redevelopment opportunity STP
- Total site area approximately 0.35 acres
- Includes secure car park
- GIA – c2,562 sq. ft .

LOCATION

The premises are situated in a prominent location fronting the busy Lichfield Rd and lie close to the junction with Salters Rd. The premises are location close to KFC, Co-op and Oak Park Leisure Centre.

DESCRIPTION

The premises comprises of a detached church that benefits from rooms including a main hall, kitchen, meeting room and prayer room along with a large car park. The premises offer a clear refurbishment/redevelopment opportunity – subject to securing statutory consents. We have been advised that the property is not listed however potential purchasers are advised to make their own enquiries.

ACCOMODATION

NIA: 238 sq m 2,562 sq ft

TENURE

The premises are available freehold at a guide price of Offers in Excess of **£250,000**.

Note that the property will be sold by way on an informal tender process following a series of block viewings.

RATEABLE VALUE

N/A

EPC

N/A

VAT

The property is not registered for VAT purposes

LEGAL COSTS

Each party to be responsible for their own legal costs. The purchaser is to contribute **£1500 + VAT** towards to sellers' legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Retained Agents.

SUBJECT TO CONTRACT



CREATIVE RETAIL

PROPERTY CONSULTANTS

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