



# FOR SALE / TO LET Roadside Opportunity

Land at Steelmans Road, Wednesbury WS10 8LZ



**TOTAL SITE AREA: 1.01 ACRES**

We are seeking expressions of interest for this site, which sits in a prominent position equidistant to Junctions 9 & 10 of the M6 and in close proximity to IKEA, Gallagher Retail Park and a proposed new Lidl store.

The site can be developed for an operator subject to acceptable leasehold terms or, alternatively, consideration will be given to freehold offers for the whole.



FOR SALE / TO LET

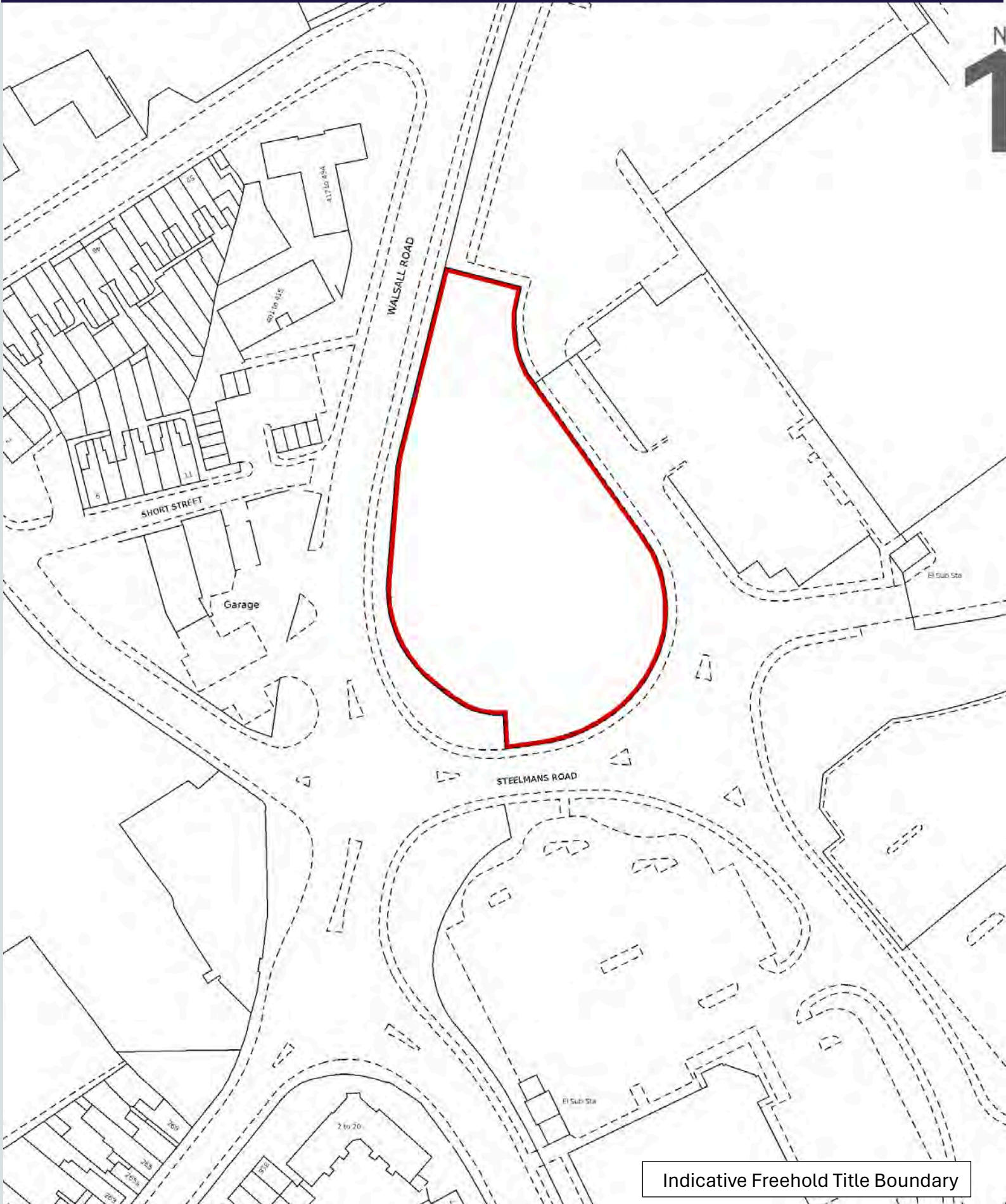
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Indicative Freehold Title Boundary



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## LOCATION

The site is situated along an arterial route between Junctions 9 & 10 of the M6, in Darlaston, prominently fronting the A4038 and sat within 1km of both the large regional home store 'IKEA' and busy Gallagher Retail Park - one of the regions premiere out-of-town shopping locations.

The site is directly accessed via Steelmans Road, from the junction with the A4038 and we understand this access road is adopted. Darlaston Town Centre lies c.0.75 miles to the South West and Wednesbury lies c.1.2 miles to the South.

Google PIN:

<https://maps.app.goo.gl/pG29xWx3P5dAg5iV6>

## DESCRIPTION

The Site is generally rounded in shape, with a long, curved frontage onto the A4038 and is currently used as lorry parking from the adjacent occupier, AF Blakemore.

We are seeking expressions of interest, on a freehold or leasehold basis, from interested parties for uses such as Drive-Thru operators, food to go, C-Stores and storage operators or any other suitable uses (Subject to planning).

## SIZE

The site has an approximate gross size of 1.011 acres and the potential to accommodate a building with a maximum footprint of c.16,000 sq.ft.

## TENURE

We are seeking leasehold terms from operators on the basis of a newly developed bespoke building or, alternatively, offers to purchase the freehold title.

## LEASE TERMS

Each party will need to submit their own proposals to suit a proposed building, however, a minimum term of 20 years will be sought.

## PLANNING

No planning permission has been sought yet and any proposed development would be subject to full engagement and review by the relevant planning authority.

## VAT

We understand the land is elected for VAT and therefore will be chargeable in addition to any agreed leasehold terms or freehold sale.

## FURTHER INFORMATION

For further information, please contact the sole retained agents, Creative Retail:

Matt Pegg - 0121 4000407

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SUBJECT TO CONTRACT May 2024