



## 46 Brook Lane, Great Wyrley, Walsall, WS6 6BQ

**342 Sq ft**  
**31.77 Sq m**



Asking price

**£45,000**

Ground floor retail unit situated within a parade of shops on Brook Lane in Great Wyrley. The premises were previously used as a sandwich shop and a butchers before that but would suit a range of retail and or office/service uses. Available to purchase on a long leasehold from South Staffs Council.

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**



### Description

Ground floor retail unit situated within a parade of shops on Brook Lane in Great Wyrley. The premises comprise front sales/retail area, rear prep/stores with staff kitchen and WC. To the rear of the property is a yard leading out to additional parking area.

### Accommodation

#### GROUND FLOOR:

Sales Area: 206 Sq ft (19.14 Sq m)

Prep/Stores: 107 Sq ft (9.94 Sq m)

Staff/Kitchen: 29 Sq ft (2.69 Sq m)

WC

TOTAL NIA: 342 Sq ft (31.77 Sq m)

### Services

The property currently has electric, water and mains drainage. Gas may be available for connection subject to installation costs.

### Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

### Rating

The VOA website advises the rateable value for 2020/21 stands at £2,950. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

### Tenure

The property is available by way of a transfer of the existing long leasehold between our client and South Staffordshire Council. The lease was created on 25th June 1962 and ends on 24th June 2061, subject to any rights to renewal. There is approximately 41 years remaining. The ground rent payable is £10 per annum.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

The seller will be responsible for any costs incurred in connection with legal fees from South Staffs Council.

### Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

### Contact

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS  
Email : commercial@bjbmail.com



#### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.