

# FOR SALE

## PERIOD OFFICE BUILDING



### HATHERTON HOUSE, HATHERTON STREET, WALSHALL, WEST MIDLANDS, WS1 1YB

- Prominent location on the corner of Hatherton Street and Lower Forster Street
- Suitable for a variety of uses STP
- Accommodation over two floors 3,812ft<sup>2</sup> (354.15m<sup>2</sup>), plus cellar 495ft<sup>2</sup> (45.98m<sup>2</sup>)
- Car park for approximately 14 vehicles

## LOCATION

The property occupies a prominent corner position at the junction of Hatherton Street and Lower Forster Street in Walsall town centre. The immediate surrounding area comprises a mixture of office premises and residential dwellings, as well as a number of Civic Buildings including Walsall Library, the Gala Baths and the Civic Centre. Hatherton Street leads to the main A4148 Littleton Street West dual carriageway, forming part of the town's ring road which provides access to Junction 10 of the M6 Motorway approximately one and a half miles to the west.

## DESCRIPTION

The property comprises a detached, predominantly two storey office premises, believed to have been built around the middle of the 19<sup>th</sup> Century with more recent extensions toward the rear. Occupying its own landscaped grounds with gated vehicular access off both Hatherton Street and Lower Forster Street. It is of solid brick construction, with rendered finish to the front and right hand side elevations, surmounted in the main by hipped pitched slate roofs. A later two storey extension has been built at the rear, of cavity brick construction surmounted by a flat roof.

The property has a surfaced car park, with space for around 14 cars.

## ACCOMMODATION

Description	Sq Metres	Sq Feet
Ground Floor	178.08	1,917
Cellar	45.98	495
First Floor	168.83	1,817
Stores	7.24	78
<b>TOTAL</b>	<b>400.13</b>	<b>4,307</b>

## RATEABLE VALUE

The Rateable Value for the premises is understood to be £30,000.

## TENURE

The leasehold interest is for sale with the benefit of vacant possession. The property is held on a 99 year lease commencing 1<sup>st</sup> January 1978 at a ground rent of 50p p.a. The freeholder is Walsall Metropolitan Borough Council. Discussions are underway to extend the lease or acquire the freehold.

## VAT

We understand that the Landlord has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating is 202/G valid until 6<sup>th</sup> February 2030.

## ASKING PRICE

Offers are invited in the region of £575,000 for the leasehold interest with vacant possession.

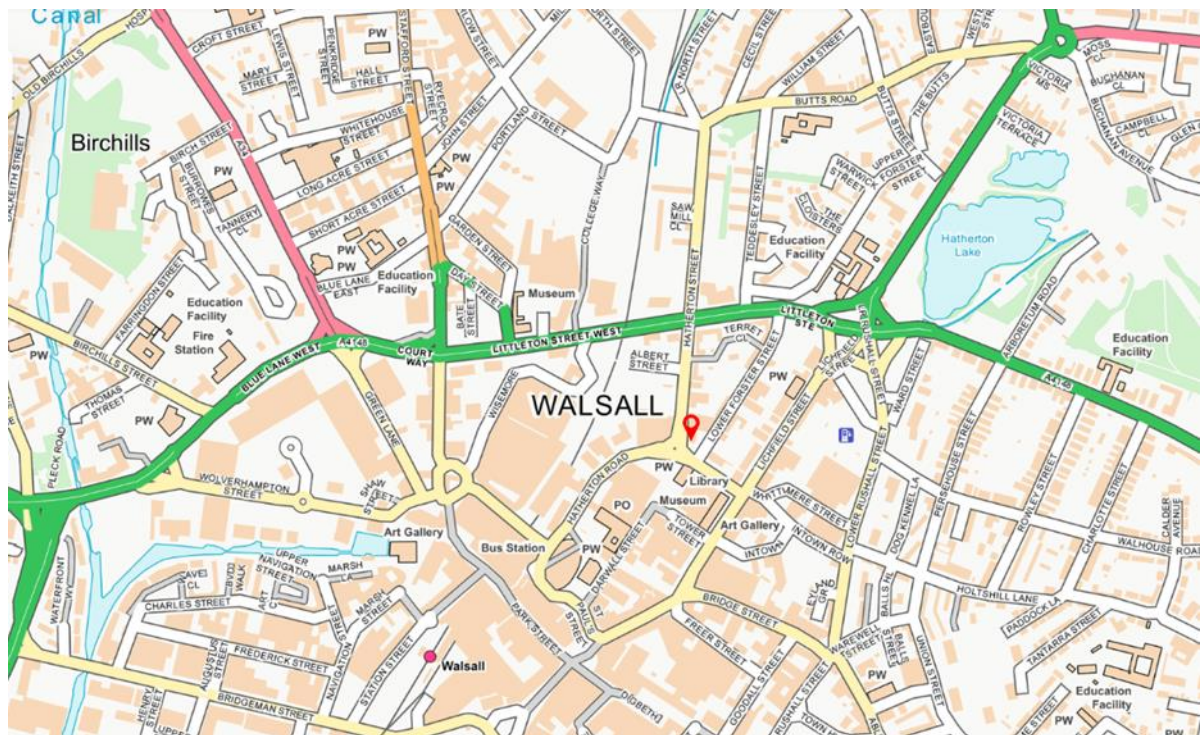
## LEGAL COSTS

Each party to be responsible for any costs.

## VIEWINGS

Viewing by appointment only. All enquires to First City the 'Property Consultancy' on 01902 710999 quoting reference 5202. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk)

## LOCATION PLAN





## SITE PLAN



## ADDITIONAL IMAGES







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