

## FOR SALE Motor Dealership

Former Mercedes-Benz, Dudley Street  
Walsall WS1 3NL



### Contact

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## Location

This former Mercedes dealership fronts the westbound carriageway of Dudley Street on the edge of Walsall town centre. Directly opposite the site is the St Matthews Quarter, which has a multi-story car park that provides ample parking for both Asda and the town centre. The surrounding area has a mixture of uses including industrial, retail and residential.

Walsall is a town located in the West Midlands with a population of circa 270,000.

## Description

The premises comprises a large, full dealership with extensive parking and display.

The main showroom has a fully glazed frontage with profile steel cladding to the side and rear. Internal fittings include tiled floor with partitioned office areas at the rear with recessed spot lighting and is heated by an air conditioning unit. A parts store sits to the side which is fitted to a more basic standard.

The workshop sits at the side providing six workbays with an additional MOT bay, which can be accessed by three roller shutter doors - one at the front and two at the rear. A separate twin bay valeting building sits to the side.

At the rear of the site, adjoining Bath Street, is an additional building that provides a mixture of office and storage space. There is also additional secure parking for circa 12 vehicles.

## Rating

We are advised that the Rateable Value for the property is £67,000 and the UBR for 2022/23 is 50.4p in the £.

Interested parties are advised to make their own enquiries to the local authority.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Terms/Tenure

Freehold. Our client is looking for freehold offers on the property. The preference is for unconditional offers but offers subject to planning will be considered on their merits.

## EPC

Energy Performance Asset Rating TBC.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly by appointment with the sole agents.

## Former Mercedes-Benz dealership

## Prominent main display area

## Potential for alternative uses (STP)

## Freehold

## Accessible location

## 0.54 hectare (1.33 acres)





Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	350.05	3,766
Workshop	317.18	3,412
Offices	102.84	1,106
Parts	90.08	969
Ancillary	49.25	529
Valets	55.91	602
Garages	187.83	2,022
Store	40.48	436
Total	1,193.62	12,843
	Hectare	Acre
Total Site Area	0.54	1.33

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

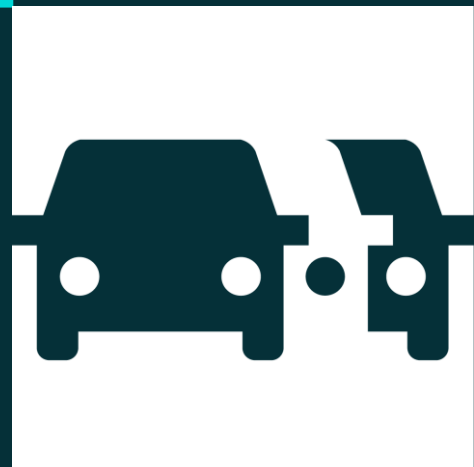


Total Site Area

0.54 hectares

1.33 acres





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