

# OLD HALL TRADING ESTATE

UNIT 16 • REVIVAL STREET • BLOXWICH • WS3 3HJ



**19,736 - 34,787 SQ FT**  
**(1,833.6 - 3,231.8 SQ M) APPROX**

- RARE FREEHOLD OPPORTUNITY
- ONSITE CAR PARKING
- POTENTIAL FOR VARIETY OF USES - SUBJECT TO PLANNING



## LOCATION

Old Hall Trading Estate is located off Revival Street, Bloxwich, approximately 3 miles north of Walsall Town Centre. The main A34 is within immediate proximity to the premises, providing access to J10 M6 approximately 4 miles distant.

## DESCRIPTION

The property provides a former indoor bowling alley premises of part brick/part clad elevations over two floors, surmounted by a profile clad roof, with ground and first floor welfare facilities, offices and stores.

The ground floor provides a former bowlplex now stripped out and includes reception area, toilets and stores with an open shell fit to first floor with ancillary offices and welfare facilities.

Externally, the site provides a wealth of car parking and is accessed via Revival Street or through the Old Hall Trading Estate off Field Road.

The property may be suitable for a variety of uses on a Subject to Planning basis including warehousing, manufacturing, storage leisure, wedding hall venue/community centre use and trade counter/ industrial.



## ACCOMMODATION

The property currently provides the following accommodation:

Ground Floor 19,736 sq ft (1,833.6 sq m)

First Floor 15,051 sq ft (1,398.2 sq m)

**TOTAL GIA 34,787 sq ft (3,231.8 sq m)**

The property is either to let as a whole or on a floor-by-floor basis.

## EPC

EPC Rating – C58.

## BUSINESS RATES

2017 RV £49,500.

NOTE: The property would be re-assessed should the building be let in part.

## VAT

All rentals and prices quoted are exclusive of any VAT liability.

## LEGAL COSTS

Each party to pay their own legal costs.

## AVAILABILITY

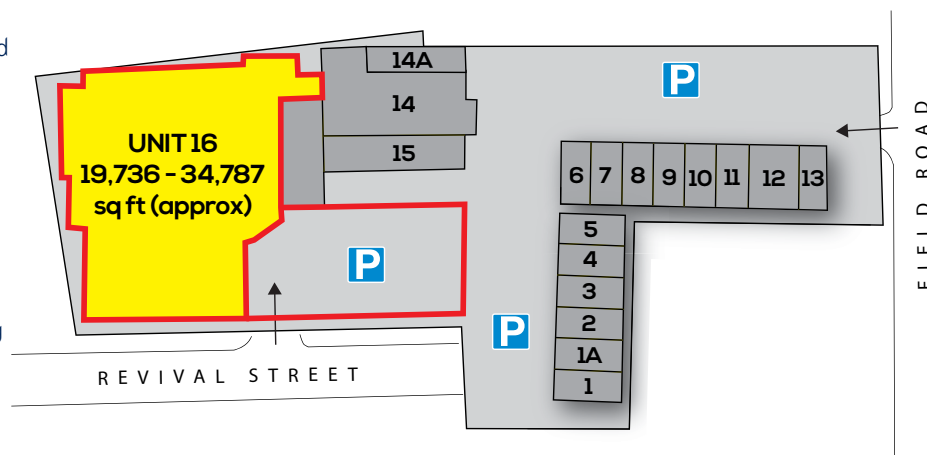
The property is available as a whole on a leasehold or freehold basis, or in part on a leasehold basis only, subject to availability.

## PRICE / RENT

Rent and quoting prices on request.

## PLANNING

We are informed that the property has an existing consent for leisure purposes. Applicants are advised to make their own enquiries with Walsall Borough Council.



## FURTHER INFORMATION & VIEWING

Please contact.

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