



£60,000 offers Over  
Coronation Road, Pelsall, Walsall  
Commercial Property

01922 322988



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# Step Inside

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## Key Features

- FREEHOLD COMMERCIAL PREMISES
- DIRECT FRONTAGE TO CORONATION ROAD
- CHANGE OF USE TO OFFICE GRANTED IN 1998
- PRIVATE OFF-ROAD PARKING
- ZERO-RATED FOR BUSINESS RATES
- SEPARATE WC FACILITIES
- LOCATED IN A RESIDENTIAL SETTING
- DRIVEWAY
- WELL-DEFINED BOUNDARIES WITH FULL TITLE DOCUMENTATION
- OFFERED WITH NO UPWARD CHAIN



## Property Description

FREEHOLD COMMERCIAL PREMISES WITH PARKING, CORONATION ROAD, WALSALL, WS4 1BQ

A fantastic opportunity to purchase a self-contained commercial premises with its own front entrance and private driveway, situated in a highly visible position on Coronation Road in Pelsall. Previously used as a decorating business office, this unit is now available freehold, offering long-term flexibility and value for business owners or investors.

Internally, the property comprises a welcoming front room, private rear room, kitchenette, and WC. The unit sits fully within its own legal boundary and includes a small rear patch of land, as well as the entire driveway space to the front.

This property forms part of a wider site which was historically one title. It has since been legally separated, with full rights of access granted to the property at the rear. Those rights, along with mutual obligations for maintenance, are clearly defined within the Land Registry documentation.

A formal change of use to office was granted in 1998, and the property is currently zero-rated for business rates (subject to eligibility). Its compact layout and excellent condition make it ideal for a small business, consulting practice, or service-based operation looking for cost-effective premises with no leasehold or service charges.

This is a rare chance to acquire a freehold commercial unit in a residential setting, with strong kerb appeal, straightforward access, and no onward chain.

## Main Particulars

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To arrange your viewing or request more information, please contact us today:

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**TOTAL: 23 m<sup>2</sup>**  
**FLOOR 1: 23 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 10 m<sup>2</sup>, PATIO: 14 m<sup>2</sup>**  
**WALLS: 7 m<sup>2</sup>**

Floor Plan Created By Cubikase App. Measurements Deemed Highly Reliable But Not Guaranteed.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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