



10 Broad Street, Wolverhampton, WV1 1HP

**FOR SALE**

INVESTMENT PROPERTIES

Purchase Price  
£330,000

## Location

The property is located close to Princes square which is the heart of the entertainment quarter of the City Centre.

## Description

The property has been fully refurbished as part of a recent redevelopment.

## Accommodation

(Areas are approximate)

Shop - let at £22,000 pax

Shop Area 437 ft<sup>2</sup> 41 m<sup>2</sup>

Kitchen 106 ft<sup>2</sup> 10 m<sup>2</sup>

Basement 340 ft<sup>2</sup> 32 m<sup>2</sup>

WC's

Flat 1

1 Bed Flat - let at £495 pcm

Flat 2

1 Bed Flat - let at £475 pcm

NB - There is further space at ground floor which has potential to be converted to a further flat

Total current income: £33,640.00 per annum exclusive

## Price

£330,000

## Business Rates

Rateable Value £11,750.00

Flats: Council Tax Band A

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

## VAT

Will be charged as appropriate.

## Legal Costs

A contribution towards landlords legal costs may be required along with a deposit to cover abortive costs should the transaction fail to complete.

## EPC

TBA

## Viewing

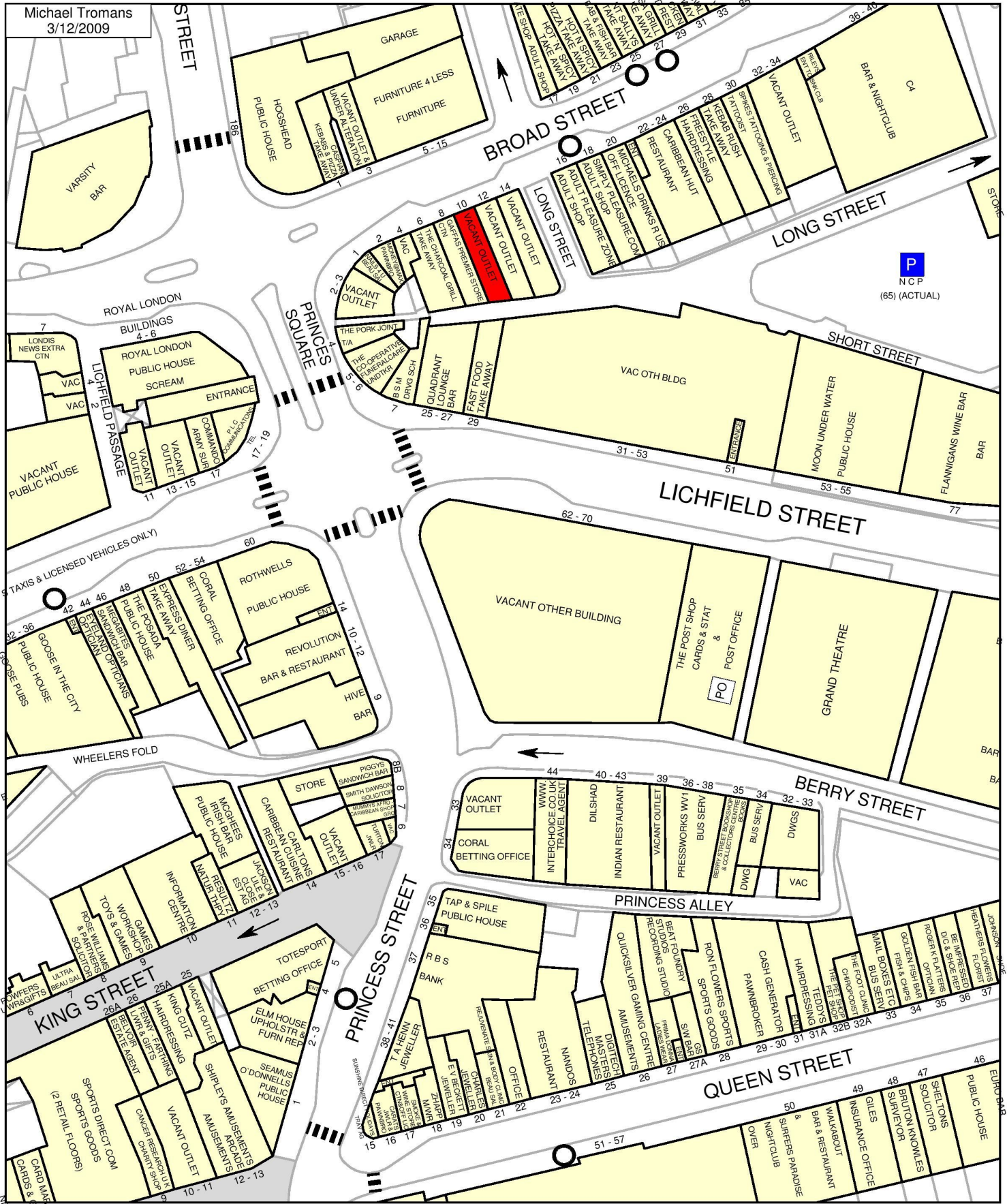
By arrangement with the agents

Michael Tromans & Co

Tel: (01902) 425646

Additional Images





Michael Tromans  
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