



Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



40 Louise Street, Lower Gornal, DY3 2UB

FOR SALE

INVESTMENT PROPERTIES

Purchase Price
£190,000

<http://www.michaeltromans.co.uk/qmlink3001>

Location

The property is located within the popular village centre of Lower Gornal. A wide variety of shops and services are in the vicinity, including a Sainsburys local

Description

The property comprises two shops, a first floor flat, and a small yard and unit to the rear

Accommodation

Shop 40		
Sales	352	sq ft
Veranda	84	sq ft
Rear store	119	sqft
WC		

Shop 40a		
Sales	196	sq ft
Kitchen	44	sq ft
WC		

Flat		
Lounge/kitchen	205	sq ft
Bedroom	102	sq ft
WC/Shower		

Rear unit	200	sq ft
Rear yard		

Tenancy

Shop 40			
Party shop	495	pcm	2 year lease
			From Sept 23

Shop 40a			
Computer Shop	375	pcm	12 month lease

Flat			
Private tenant	400	pcm	AST

Rear yard/unit	0	pcm	
----------------	---	-----	--

Vacant

Total Rent	15240	pa	
------------	-------	----	--

Price

£190,000

VAT

It is understood that VAT may not apply

EPC

No 40 - D

No 40a - D

Flat - E

Further information

Please contact Michael Tromans & Co, tel 01902 425646

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images

