

# Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



281/283 Tettenhall Road, Wolverhampton, WV6 0LE

# **FOR SALE**

**INVESTMENT PROPERTIES** 

Purchase Price £SALE AGREED

#### Location

The property is located on the west of Wolverhampton within an affluent district and sought after neighbourhood parade.

#### **Description**

The property comprises three shops, two self contained flats and a warehouse to the rear.

There is a forecourt to the front and there is vehicle access to the rear.

#### **Accommodation**

The property comprises three shops, two self contained flats and a warehouse to the rear.

Shop 281a 240 sq ft 880 sq ft (sales 468, Shop 281 ancillary 412) 500 sq ft (sales 375, Shop 283 ancillary 125) Flat 1 2 bed, living, kitchen, bathroom 2 bed, living, kitchen, Flat 2 bathroom Rear Warehouse 730 sq ft

#### **Tenancy**

Shop 281a £ 6000pa Sole trader, lease expires Feb 2027 Shop 281 £15000pa Ltd company with PG, lease expires Feb 2027 Shop 283 £10500pa Sole trader, lease expire 2029, rr 2024 Flat 1 £ 5640pa AST Flat 2 6240pa AST Rear Warehouse £ 8000pa Sole trader, lease expires 2028 Total £51380pa

#### **VAT**

Not elected

#### **Price**

Offers based of £680,000

SALE AGREED

#### **Further information**

For any further queries please contact Michael Tromans & Co, 01902 425646

Red line plan is for identification purposes only

### **Subject to Contract**

MRT/1/23

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## Additional Images







### **Location Map**

