



1 Southgate and 49 Bath Road, Wolverhampton, WV1 4PT

FOR SALE

INVESTMENT PROPERTIES

Purchase Price
£UNDER OFFER

Investment Opportunity

8 Flats

Car park

Location

The property is located close to Wolverhampton city centre, directly between West Park and Marstons brewery, and within the West Park conservation area.

Price

£845,000

UNDER OFFER

Description

The property comprises two adjoining period properties, together with car park and grounds.

Both are substantial two storey buildings

1 Southgate has been recently converted to provide 3 x 1 bed flats and 1 x 2 bed flat. The flats are undergoing the final snagging and will be fully furnished then available to let.

49 Bath Road has been converted to offer 1 x 2 bed flat 1 x 1 bed flat and 2 x studio flats.

Subject to Contract

Viewing strictly by appointment with Michael Tromans & Co LLP

Flat Tenancies/Accommodation (49 Bath Road)

Flat 1, 2 bed ground floor flat let at £795pcm (renovated and furnished)

Flat 2, GF, Kitchen, Lounge/Bedroom, bathroom let at £645 pcm (renovated and furnished)

Flat 3, Living Room/galley kitchen, small hallway, Bathroom, Bedroom let at £350 pcm

Flat 4, Kitchen, Lounge/Bedroom, Bathroom let at £325pcm

Total current rent roll £25,380pa

Projected annual rent roll £59,940pa

EPCs

To be assessed.

Compliance

A data pack may be available for inspection, providing ASTs, Legionella reports, Gas safety, electric certificates, (as and where appropriate).

VAT

May apply where appropriate

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Additional Images



Location Map

