



6 Waterloo Road Wolverhampton, WV1 4BL



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 subtantial two storey buildings

1 Southgate has been recently converted to provide 3 x 1 bed flats and 1x 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.

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

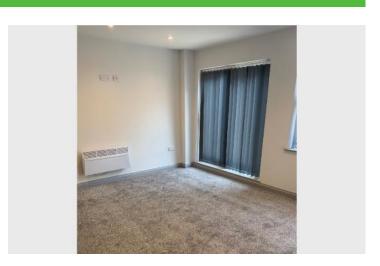
Subject to Contract

Viewing strictly by appointment with Michael Tromans & Co LLP

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Additional Images







Location Map

