



10 Broad Street, Wolverhampton, WV1 1HP

FOR SALE

INVESTMENT PROPERTIES

Purchase Price
£299,000

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 £9,000 pax, 7 year lease from April 2021, 12 month break option, rent review at third year

Shop Area 437 ft² 41 m²

Kitchen 106 ft² 10 m²

Basement 340 ft² 32 m²

WC's

Flat 1

1 Bed Flat - let at £395 pcm

Flat 2

1 Bed Flat - let at £395 pcm

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

Price

£299,000

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

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