Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



12 Broad Street, Wolverhampton, West Midlands, WV1 1HP

FOR SALE

RETAIL & LEISURE

Size
1,669 sq ft (155 sq m)

Purchase Price
£280,000

http://www.michaeltromans.co.uk/qlink3102

Location

The property is located in a busy location with good evening trade within Wolverhampton city centre.

Description

Tenanted investment premises, subject to an existing tenancy.

Accommodation

(All areas are approximate)

Ground Floor:

570 sq.ft/ 53 sq.m

Basement:

299 sq.ft/ 28 sq.m

First Floor:

400 sq.ft/ 37 sq.m

Second Floor:

400 sq.ft/ 37 sq.m

Tenure

The property is being sold freehold subject to the existing tenancy.

The current tenant holds a lease for a term of 10 years from 1st October 2024 at a rent of £20,000 per annum exclusive.

Total income: £20,000 per annum exclusive

Price

Offers based on £280,000 for the freehold.

VAT

Does not currently apply.

Business Rates

Rateable Value: £7,000.00

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

EPC

B-48

Viewing

By arrangement with the agents:

Michael Tromans & Co
Tel: (01902) 425646

Email: tromansandco@aol.com

Subject To Contract

SC/110326/291026

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