



221 Hordern Road, Wolverhampton, WV6 0HR

TO LET / FOR SALE

INDUSTRIAL & WAREHOUSE

Size
3,197 sq ft (297 sq m)

Purchase Price
£Under Offer

Rent
£21,500

Large Warehouse Premises

Secure Yard

External Store

Part Income Producing

Location

The premises are located on Hordern Road, close to its junction with Court Road, approximately 1.3miles north west of Wolverhampton City Centre.

Description

The property comprises a former Royal Mail delivery office with ground and first floor accommodation leading to a large rear warehouse with covered loading bay, rear yard and a detached store.

Part of the ground and the first floor are currently tenanted and operate as a sunbed and beauty clinic subject to a new lease at £12,000 per annum exclusive. The rear warehouse, yard and store will be offered with vacant possession.

Accommodation

Ground floor office 20.7sqm 222sqft

Warehouse 297sqm 3,197sqft

First floor 87sqm 936sqft

Store 76sqm 818sqft

All areas are approximate

Tenure

The property is freehold and will be sold subject to a tenancy of part and the remainder with vacant possession.

Price

£425,000

UNDER OFFER

Rent

£21,500 per annum exclusive for the rear warehouse, store and yard.

Term

For a term to be agreed on an effective full repairing and insuring basis.

Rateable Value

Warehouse £14,750

Ground and first floor £11,750

EPC

To be assessed

VAT

Will be charged where appropriate

Viewing

Viewing strictly by appointment with the sole selling agent

Michael Tromans & Co 01902 425646

Subject to Contract

JS/SCSept25

Additional Images



Location Map

