Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



23 Waterloo Road, Wolverhampton, WV1 4DJ

FOR SALE

OFFICES

Size
2,633 sq ft (245 sq m)

Purchase Price
£SOLD

Freehold City Centre Premises

Car Parking

Suitable for alternative uses STPP

http://www.michaeltromans.co.uk/qlink3034

Location

The property is located on Waterloo Road, Wolverhampton, close to its junction with the Ring Road. The surrounding area is an established professional sector of the city with occupiers including accountants, solicitors and surveyors. Parking at the rear of the property is located off Clarence Street.

Description

The four storey premises is of brick construction surmounted by a pitched slate roof, located within a terrace of similar properties and set back from the road behind a paved forecourt. The accommodation is arranged over four floors and briefly comprises lower ground floor offices with stores and plant room (accessed from the rear car park), two large first floor offices with waiting room and gents W.C. facilities. Two further offices on the first floor with female W.C. facilities and three further offices on the second floor and a kitchen / staff room. To the rear of the property is parking for 4 vehicles. In addition, the property benefits from gas central heating and a 3 phase electric supply.

Accommodation

	Sq.ft	Sq.m
Lower Ground Floor	908	84.40
Ground Floor	499	46.36
First Floor	582	54.08
Second Floor	644	59.85
Total	**2,633**	**244.69**

Price

Offers in the region of £320,000

SOLD

Tenure

The property is freehold and being sold with vacant possession.

Rating

The current rateable value as of April 2023:-£16,750

EPC

D - (82)

Subject to Contract

Viewing strictly by appointment with the sole selling agents Michael Tromans & Co LLP

JS/SC JUL 23

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images

















Additional Images



