



23 Waterloo Road, Wolverhampton, WV1 4DJ

## **FOR SALE**

**OFFICES**

**Size**  
2,633 sq ft (245 sq m)

**Purchase Price**  
£320,000

Freehold City Centre Premises

Car Parking

Suitable for alternative uses STPP

## 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
<b>Total</b>	<b>2,633</b>	<b>244.69</b>

## Price

Offers in the region of £320,000

## Tenure

The property is freehold and being sold with vacant possession.

## Rating

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

## EPC

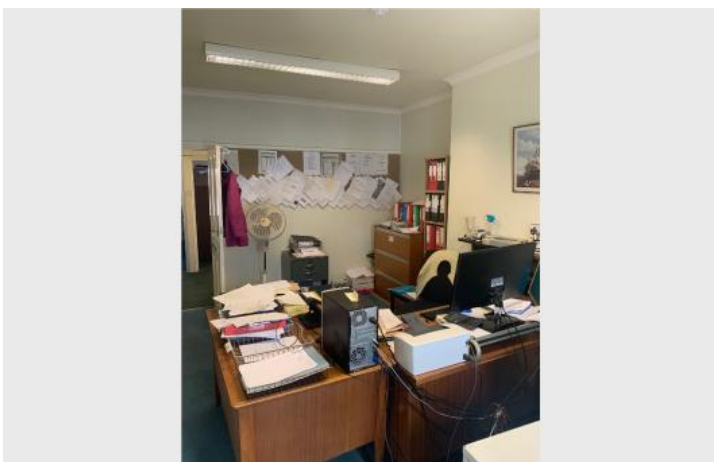
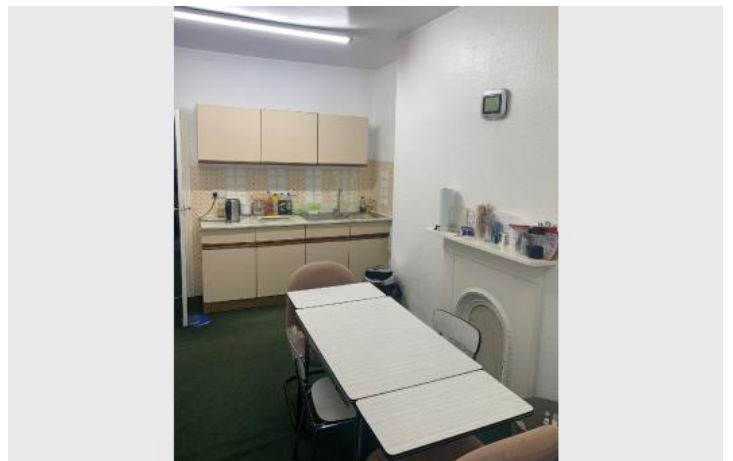
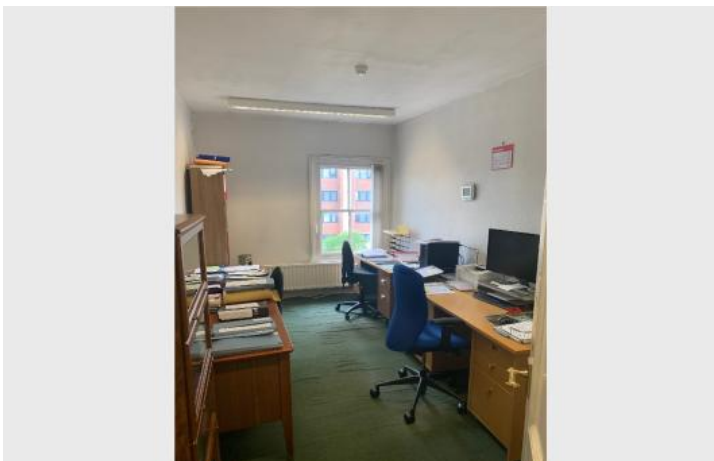
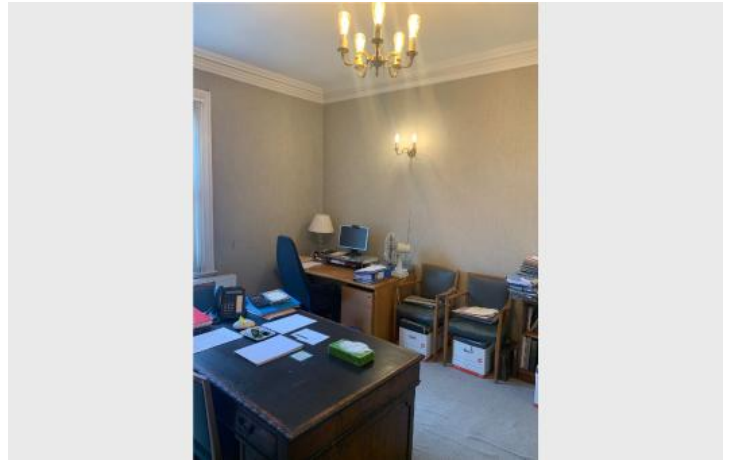
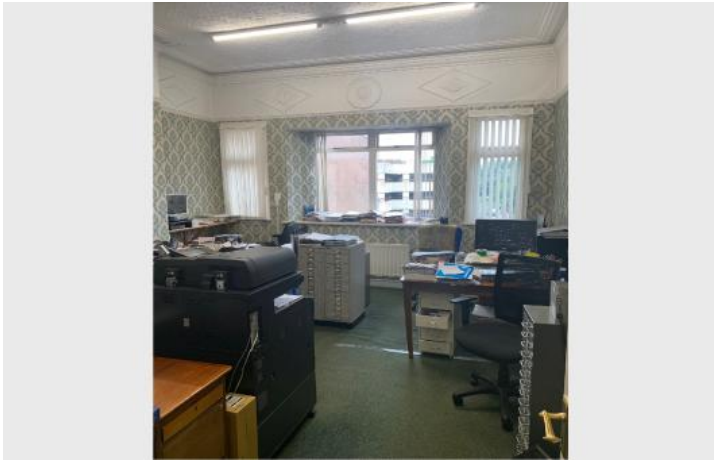
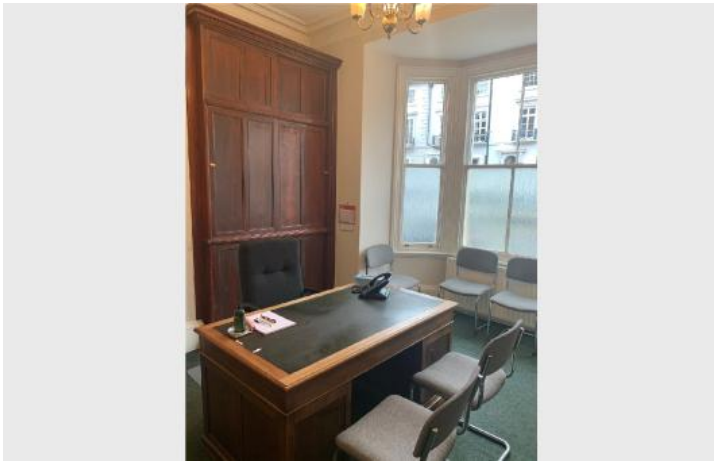
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## Subject to Contract

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

JS/SC JUL 23

## Additional Images





## Additional Images

