



Commercial Property Agents | 01902 425646

6 Waterloo Road  
Wolverhampton, WV1 4BL



32 BIRCHWOOD ROAD, PENN, WOLVERHAMPTON, WV4 5UH

**FOR SALE**

INVESTMENT PROPERTIES

**Size**  
497 sq ft (46 sq m)

**Purchase Price**  
£92,500

<http://www.michaeltromans.co.uk/qmlink2537>

## Location

The property is located within a small neighbourhood parade on Birchwood Road, close to its junction with Westbourne Road, approximately 1.5 miles south of Wolverhampton City Centre.

## Description

The property comprises a ground floor lock up shop, currently let as a tattoo studio comprising main retail area, rear store, kitchen and W.C. facility. In addition there is a single lock up garage included within the sale.

Please note the first floor flat is not included within the sale, it has been sold LLH, there are approximately 70 years remaining on the lease **TBC**. The flat owner is to pay to the freeholder £25 per annum ground rent and 50% contribution towards the building insurance.

## Accommodation

(All areas are approximate)

Shop/Salon: 338ft<sup>2</sup> / 31 m<sup>2</sup>

Treatment Room: 124 ft<sup>2</sup> / 12 m<sup>2</sup>

Kitchen: 35 ft<sup>2</sup> / 3 m<sup>2</sup>

WC

**Total: 497 ft<sup>2</sup> / 46 m<sup>2</sup>**

## Tenure

The property is freehold and sold subject to the existing lease.

The lease is for a term of 3 years from 6th June 2025 on an internal repairing and insuring basis at a rent of £6,500 per annum, exclusive.

## Price

Offers in the region of £92,500

## Business Rates

Rateable Value £ 4,150

## VAT

The property is not currently elected for VAT.

## EPC Rating

To be assessed.

## Viewing

By arrangement with the agents:

Michael Tromans & Co

Tel: 01902 425646

Email: tromansandco@aol.com

## Subject to Contract

JS/SC/Oct25

Additional Images

