Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



4 and 4a Cross Street, Willenhall, WV13 1PG

FOR SALE

INVESTMENT PROPERTIES

Size
2,156 sq ft (200 sq m)

Purchase Price
£260,000

Part Income Producing

http://www.michaeltromans.co.uk/qlink3257

Location

The premises are located in Willenhall on Cross Street, close to its junction with Market Place which is home to the local market and also a number of local and national retailers and operators.

Description

The premises comprise two ground floor lock up shops with first floor office accommodation and a second floor 1 bedroom flat.

The ground floor shops can be let as two individual premises or combined to create one large retail space suitable for a variety of uses.

The first floor offices and flat are both tenanted.

N.B. Planning permission was granted in 2016 (16/1526) to convert the first floor office accommodation to 2 x 1 bed studio and 2 x 1 bed apartment.

Accommodation

No 4 - 61.77sq.m 664sq.ft

No 4a - 67.36sq.m 725sq.ft

First Floor - 71.31sq.m 767sq.ft

Second Floor Flat

Tenure

The property is freehold and subject to the following tenancies.

No4 is let by way of a 6 year lease with 3 year break at Yr 1 - £7,000, Yr 2 £7,500 and yr 3 £8,000.

No4a is let by way of a 3 year lease with 2 year break at £7,000

The first floor is let by way of a Licence dated 3rd December 2018 to Active Training Group Ltd at £6,600 per annum. The Licence has expired and the tenant is holding over.

The second floor flat is let by way of an AST at £5,400 per annum.

The total current income is £26,000 per annum rising to £27,000 in 2029.

Price

£260,000 for the freehold interest subject to the existing tenancies.

EPC

No 4 - D (76)

No 4a - C (65)

First Floor - F (134)

Flat - To be assessed, was previously C

Viewing

Strictly by appointment with Michael Tromans & Co

01902 425 646

Subject to Contract

JS/SC Aug26

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Additional Images









Location Map

