Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



91-92 Darlington Street, Wolverhampton, WV1 4EX

FOR SALE

INVESTMENT PROPERTIES

Size
3,058 sq ft (284 sq m)

Purchase Price
£315,000

Income Producing (£26,150 pax)

Prominent Ground Floor Retail Unit

Suit Alternative Uses STPP

http://www.michaeltromans.co.uk/qlink3045

Location

The property is located on Darlington Street in Wolverhampton City Centre, close to the Mander Centre, The Halls (music venue) and numerous local and national retailers. Nearby operators include Rudells, Post Office and Pertemps.

Description

The property comprises a mid terrace, three storey premises of brick construction, surmounted by a pitched tiled roof. The ground floor consists of a double fronted retail premises with return frontage onto Blossoms Fold. The shop benefits from a large basement area and two first floor offices and W.C. facilities, to the rear is a small yard area with access from Blossoms Fold.

A self contained side entrance off Blossoms Fold leads to the first and second floors which currently trade as an electrolysis and beauty centre with 3 large rooms on the first floor and 5 on the second to include W.C. facilities.

Accommodation

Ground Floor 1,018sq.ft 94.58sq.m

First Floor 1,220sq.ft 113.41sq.m

Second Floor 820sq.ft 76.20sq.m

Basement (not measured)

All measurements on a net internal basis

Tenure

We understand the property to be freehold.

Tenancies

The ground floor, basement and part first floor is currently occupied by Trinity Care Wolverhampton Limited for a term of 5 years from 6th June 2024 with a tenant only break in June 2027 at an annual rent of £15,000 per annum, exclusive. The lease is also subject to a personal guarantee.

The first and second floors are let to The Electrolysis Centre for a term expiring on 1st July 2025 at a current passing rent of £11,150 per annum, exclusive.

The Electrolysis Centre have been allowed to sub let one first floor room to Inky G's Tattoos.

Total income £26,510 per annum, exclusive.

Price

Offers in the region of £315,000 for the freehold interest subject to the current tenancies.

EPC

To be assessed

VAT

VAT will be charged where appropriate.

Viewing

Strictly by appointment with the agents Michael Tromans & Co LLP

Tel 01902 425 646

Subject to Contract

JS/ SC

June 24

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Additional Images











Location Map

