



97 Durberville Road, Wolverhampton, WV2 2ES

**FOR SALE**

INDUSTRIAL & WAREHOUSE

Purchase Price  
£SOLD

## Location

The property is located on Durberville Road, close to its junction with Dixon Street, approximately 2 miles south east of Wolverhampton City Centre. The surrounding area comprises a mix of industrial and residential.

## Subject to Contract

Viewing strictly appointment with Michael Tromans & Co LLP 01902 425 646

Jul 22

## Description

The property comprises a portal frame unit with concrete walls to part and the remainder and roof clad with lined profile steel sheeting and numerous translucent roof sheets. The unit has a large, double concertina shutter door and separate personel door and flourescent strip lighting. The property is currently operated as a vehicle repair workshop and Class IV MOT testing facility. (The MOT equipment is availabale by way of separate negotiation).

The second unit is of concrete frame construction with precast concrete panel elevations and cement sheet roof. Internally it has been partitioned to provide office accommodation, workshop and storage space with teh usual W.C. facilities. Some of the accommodation benefits from suspended ceiling and recessed lighting with internally lined walls. To the front of the units is a large concrete yard providing ample parking and storage.

We understand that the site benefits from 3 phase electricity, water and drainage.

## Accommodation

All areas measured on a gross internal basis

	<b>ft2</b>	<b>m2</b>
MOT / Garage	1,250	116.13
Workshop / Stores	2,983	277.12
<b>TOTAL</b>	<b>4,233</b>	<b>393.25</b>

## Price

£295,000 for the freehold interest with vacant possession

SOLD

## VAT

VAT will be charged where appropriate

## EPC

EPC to be assessed

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## Additional Images



## Location Map

