



Unit 6, Villiers Trading Estate, Marston Road, Wolverhampton,

**FOR SALE**

INVESTMENT PROPERTIES

Purchase Price  
£360,000

Investment Opportunity

Popular Trading Estate

## Location

The property is located off Marston Road on Villiers Trading Estate, just off the A449 Penn Road, a main arterial route serving Wolverhampton City Centre. Alternative access is also offered by way of Sunbeam Street. The property forms part of a long established industrial estate with a variety of local and national operators. Nearby occupiers include Tesco, Screwfix, KFC and Jardine motor dealership.

## Description

The mid terrace property is of portal frame construction with full height brick elevations, north light roof with internal insulation. The main access is off Sunbeam Street via an electric roller shutter and single personnel door with a further pedestrian access to the rear via a shared service yard off Marston Road. The unit is predominantly open plan with a brick built mezzanine and staff area to the western elevation and W.C. block. The unit benefits from an eaves height of 5.4m, sodium and LED lighting and a floor mounted gas blow heater, externally there is parking for approximately 8 vehicles in an enclosed and shared yard off Sunbeam Street.

N.B - The current occupiers also occupy the adjoining unit (Unit 5) and have made an opening in the dividing wall one bays width.

## Accommodation

Warehouse 6,665sq.ft 619.26sq.m

Mezzanine 923sq.ft 85.80sq.m

W.C. block 94sq.ft 8.80sq.m

All areas approximate and measured on a gross internal basis.

## Tenure

The property is freehold and sold subject to the existing lease to Breakwells Glass Limited for a term of 7 years from May 2021 at a passing rent of £20,000 per annum, exclusive. There is a rent review and tenant option to determine at the 5th anniversary.

## Rates

The current Rateable Value is combined with the adjoining unit at £23,750

## EPC

EPC = E - 125 Expiry September 2031

## Price

£360,000

## VAT

VAT will be charged where appropriate.

## Viewing

Strictly via the sole selling agents Michael Tromans & Co LLP

## Subject to Contract

JS/SC Nov 22



## Additional Images

