

# FOR SALE

---

PROMINENT ATTRACTIVE INVESTMENT PROPERTY NEAR WOLVERHAMPTON CITY CENTRE



---

89 MERRIDALE ROAD

WOLVERHAMPTON

WEST MIDLANDS

WV3 9SE

**TSR**

TOWLER SHAW ROBERTS

## LOCATION

The property is located on Merridale Road just off the main A41 which provides access to the M54 Junction 3. The A449 Stafford Road which is in close proximity provides access to the M54 Junction 1 and 2.

Junction 10 of the M6 is also only approximately 4 miles providing good links with Birmingham.

Wolverhampton City Centre itself is within walking distance approximately 1 mile away.

## DESCRIPTION

The property comprises a two storey, brick built, end terrace which, from measurements obtained on our recent visit, we find extends to a Net Internal Area of 1,366 sq. ft. benefitting from W/C and kitchen facilities as well as parking to the rear.

Additionally, there is a further two storey brick built detached workshop located to the rear of the site which is accessed via the private driveway directly from Merridale Road. The building measures approx. 1,525 sqft across both floors (*taken from the VOA website*).

## ACCOMMODATION

	Sqft	Sqm
Ground Floor	646	60
First Floor	720	66.9
Rear Workshop	1,525	141.7
<b>Total</b>	<b>2,891</b>	<b>268.6</b>

## TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing occupational leases.

## GUIDE PRICE

Offers are invited in the region of **£345,000** for the freehold interest.

Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.



For Illustration Purposes Only

Not to Scale

## ANNUAL INCOME

The property is currently let to 2 tenants as follows;

	<u>Lease Length</u>	<u>Annual Income</u>
<b>89 Merridale Road</b> Insight Funeral Directors	5 years	£11,500.00
<b>Rear Workshop</b> 3D Motor Cycles	Rolling	£3,000.00

A full breakdown of the current income and copies of the existing tenancy agreements is available upon request.

## LOCAL AUTHORITY RATES

89 Merridale Road – Shop & Premises: £7,300.00  
R/O 89 Merridale Road – Workshop & Premises: £5,000.00



## SERVICES

We understand that mains water, gas, drainage and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

## PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## VAT

All costs / prices are exclusive of but subject to VAT if applicable.

## LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## ENERGY PERFORMANCE ASSET RATING – Upon Request

## VIEWINGS

Strictly by prior appointment with the sole Selling Agents:  
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.  
Tel: 01902 421216

*Dated: April 2023*

### **Consumer Protection from Unfair Trading Regulations 2008**

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”