

# FOR SALE

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PROMINENT ATTRACTIVE INVESTMENT SITUATED WITHIN THE CITY CENTRE



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10-11 WORCESTER STREET

WOLVERHAMPTON

WEST MIDLANDS

WV2 4LD

**TSR**

TOWLER SHAW ROBERTS

## LOCATION

This City Centre property is located within the main Wolverhampton Ring Road and is surrounded by a mix of local retailers with main shopping centres in close proximity.

The premises is well situated for links to public transport as well as access to the major road networks of Wolverhampton.

## DESCRIPTION

The property comprises of 3 floors and has excellent frontage onto Worcester Street.

The ground floor consists of a commercial retail unit extending to approximately 2,137 sqft (198.5 sqm). The property was recently refurbished in which the upper floors were converted and now consist of three residential flats.

The building is currently fully let.

## FLOOR AREAS: (Approximate Net Internal)

	Sqft	Sqm
Ground Floor Sales Area	1,648	153.1
Store Rooms/Kitchen	489	45.4
<b>Total</b>	<b>2,137</b>	<b>198.5</b>

## TENURE

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

## GUIDE PRICE

Offers are invited in the region of **£495,000** for the freehold interest. Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

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



For Illustration Purposes Only

Not to Scale

## TENANCIES

**Ground Floor** - The ground floor commercial retail unit is let to Vikram Verma for a 6-year term from 11 March 2023, with a 3-year rent review. The current rent is £19,200 per annum, exclusive of occupational outgoings.

We have been advised that a new lease should be finalised in due course, and will detail a 25-year lease with a monthly rent of £1,666.00.

**Flat 1** – is let to A. Singh for a term of 6 months from 5<sup>th</sup> April 2023 at a monthly rent of £600.00.

**Flat 2** – is let to A. T. Outerbridge for a term of 6 months from 5<sup>th</sup> March 2023 at a monthly rent of £650.00.

**Flat 3** – is let to A. Neculae for a term of 3 months from 15<sup>th</sup> August 2023 at a monthly rent of £650.00.



### LOCAL AUTHORITY RATES

Interested parties must satisfy themselves with the up-to-date rating assessments via the Valuation Office Agency and in respect of actual rates liabilities and potential Reliefs available, with the Local Authority.

### 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 availability and capacity of all services.

### PLANNING

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

### LEGAL COSTS

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

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

### 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: September 2023*

#### **Important Notice**

“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.”