

FOR SALE

PROMINENT ATTRACTIVE INVESTMENT PROPERTY LOCATED IN POPULAR SUBURB



239 TRYSULL ROAD

MERRY HILL

WOLVERHAMPTON

WEST MIDLANDS

WV3 7LG

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is located on Trysull Road, Merry Hill approximately 2 miles south-west of Wolverhampton City Centre, within a local shopping area known as, 'Five Ways Island,' that serves a large residential suburb of Wolverhampton.

The properties surrounding the Five Ways Island provides a strong mix of retail and hospitality/food providers that have ensured the area remains popular with heavy footfall for many years. Neighbouring retailers include Boots chemist, Compton Care, Co-op Food store and other local occupiers including but not limited to takeaways, hair salon and funeral directors.

Public car parking is located nearby.

DESCRIPTION

The property is a semi-detached, two storey brick built commercial property, and from measurements obtained on our recent visit, we find extends to a Net Internal Area of 1,811 sqft.

The ground floor is approximately 1,192 sqft and benefits from WC and kitchen facilities. There is a separate side entrance which provides staircase access to the first floor which is occupied by a holistic massage centre.

Additionally, there is a double store/garage located to the rear of the property, with further land beyond, accessed via the side gate which provides vehicular and pedestrian access.

The property currently generates a total annual income of £29,880.

ACCOMMODATION

	Sqft	Sqm
Ground Floor	1,192	110.7
First Floor	619	57.5
Total	1,811	168.2

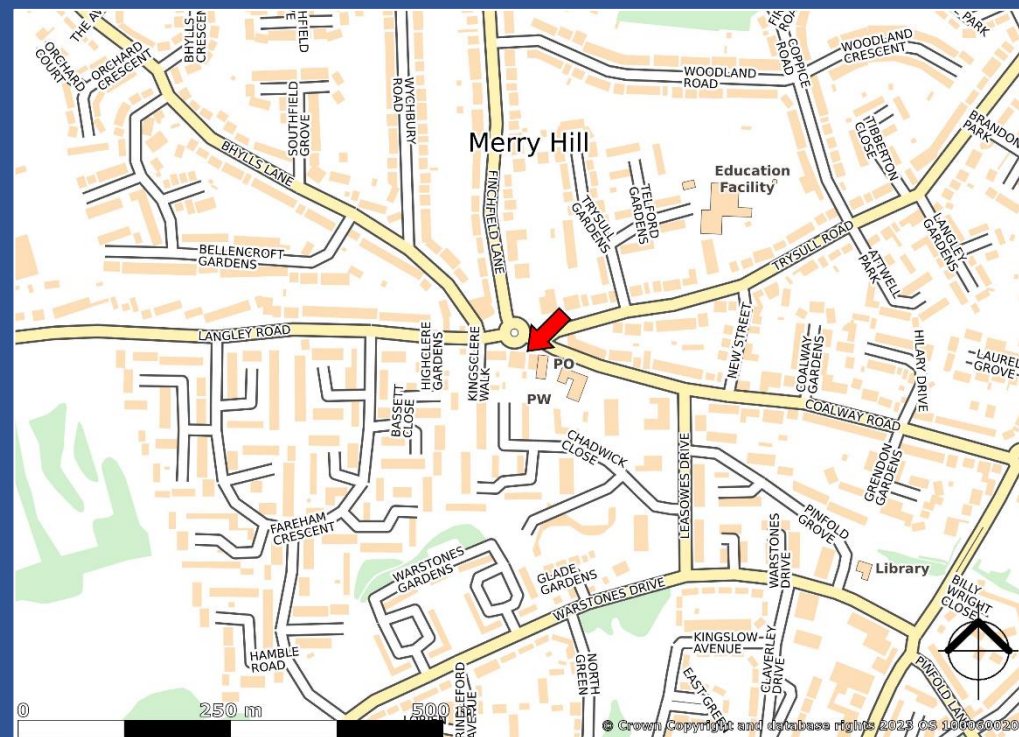
TENURE

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 **£395,000** 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

TENANCIES

The property is occupied on the tenancies as follows;

Ground Floor – Let to Done Brothers (Cash Betting) Ltd for a 10-year term from 19 July 2018, with a tenant only break option after 5 years (subject to defined conditions). The current rent is £13,000 per annum payable quarterly in advance, exclusive of occupational outgoings and subject to upward only rent review to market value on 19 July 2023.

First Floor – Let to Ning Gibbon for a 10-year term from 6 July 2018. The current rent is £10,380 per annum payable monthly in advance, exclusive of occupational outgoings and subject to upward only rent review every 3 years, to the market value. Rent review for 2021 remains unactioned.

Telephone Mast – an Operations Agreement to T-Mobile (UK) Ltd and Hutchinson 3G UK Ltd on a 20-year term from 20 July 2007 with a yearly rent of £6,500 payable annually in advance. Upcoming upward only rent review on 9 June 2024. Operator break option at any time, subject to 6 months' notice. Rent reviews for 2014 and 2019 remain unactioned.



LOCAL AUTHORITY RATES

Ground Floor, 239 Trysull Road – Betting Shop & Premises: £11,750

First Floor, 239 Trysull Road – Beauty Salon & Premises: £11,500

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

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.”