



FOR SALE

**PROMINENT INVESTMENT
PROPERTY WITHIN THE CITY
CENTRE**

**17 KING STREET
WOLVERHAMPTON
WEST MIDLANDS
WV1 1ST**

TSR

TOWLER SHAW ROBERTS

LOCATION

The premises is situated within an established retail area within the City Centre, a short distance off the main pedestrianised prime shopping core. Located in a prominent corner location at the junction of King Street and Princess Street, the surrounding occupiers include a mix of High Street retailers, financial outlets and licenced premises/ restaurants/ cafes.

King Street is a pedestrianised street with Princess Street having undergone improvements to create a pedestrianised zone. Wolverhampton bus station and train station are in close proximity to the property, providing excellent transport links to the surrounding areas.

DESCRIPTION

The property comprises a 3-storey detached period building (with cellar) of traditional brick elevations and pitched tiled roof. Providing ground floor retail sales, the upper floors offer kitchen and stores.

The premises extends to approximately 533 sqft (49.6) and is currently Let to a single occupier.

ACCOMMODATION

	Sqft	Sqm
Ground Floor	204	19.0
First Floor	165	15.4
Second Floor	164	15.3
Total	533	49.7

TENURE

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

GUIDE PRICE

Offers are invited in the region of **£225,000** 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 1 Tenant:

	Lease Length	Lease Expiry	Annual Income
17 King Street	5 years	21/09/2027	£15,600

A copy of the existing tenancy agreement is available upon request.

LOCAL AUTHORITY RATES

17 King Street – Shop & Premises: £3,900.00



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 PEFORMANCE 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.”