

FOR SALE

TSR

TOWLER SHAW ROBERTS

WORKSHOP UNIT IN POPULAR INDUSTRIAL ESTATE



UNIT 2
CENTRAL TRADING ESTATE
CABLE STREET
WOLVERHAMPTON
WV2 2HX

- Approximately 458 sqft (42.5 sqm)
- Versatile workshop / warehouse space
- Situated on popular industrial estate in Wolverhampton
- Yard / Parking outside the unit
- **Freehold Price: £59,950.00**

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located in Cable Street, just off the A41 Bilston Road. Situated in an area that is abundant with commercial and industrial business. The property is just over 1 mile from Wolverhampton City Centre and with good links to the nearby Midlands motorway network.

Description

The workshop extends to approximately 458 sqft (42.5 sqm) with WC facilities and loft storage space approx. 200 sqft and is accessible via ladder/hatch.

Access is via concertina door with a pedestrian door located to the side of the unit. Internally, the building is split into three with the primary workshop space located to the front of the property.

Accommodation (Net Internal Area)

	Sqft	Sqm
Unit 2	458	42.5

Services (Not Checked or Tested)

We are advised that the mains water, three-phase electricity and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The freehold is available with the benefit of vacant possession.

Price

£59,950 for the freehold.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

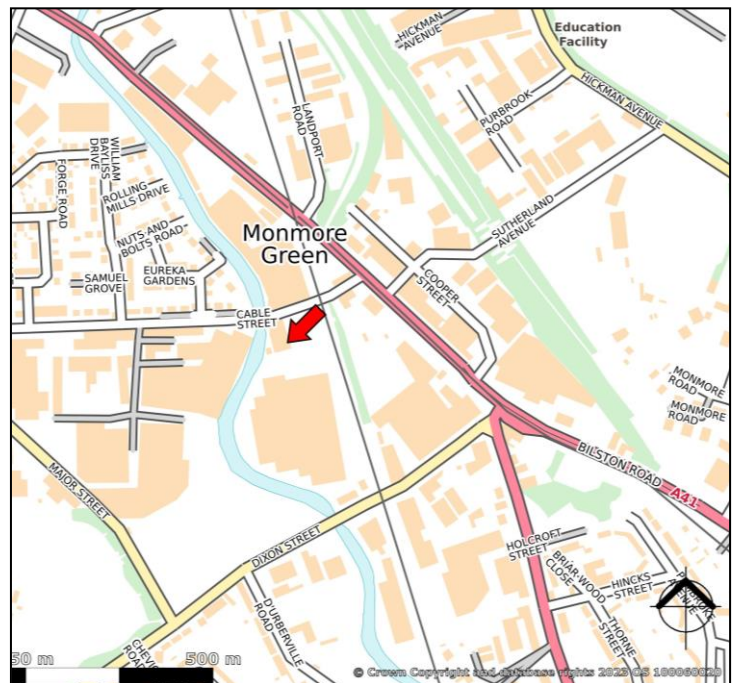
Description – Workshop and premises
Rateable Value – £3,050

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Rating: E116

Local Authority

The property is located within the City of Wolverhampton Council.



For Reference Only

Scale: Not to Scale

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.

Legal Costs

Each party will be responsible for their own legal costs incurred.

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.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We can confirm that the owner has not elected to charge VAT on this property.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

October 2023

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection From Unfair Trading Regulations 2008

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