



# FOR SALE

Bond Wolfe  
**bw**



A Prime Retail Investment Opportunity

17-18 Market Place, Wednesbury WS10 7AY

GUIDE PRICE:

**£335,000**

## KEY FEATURES

---

Prominent location close on Market Place, Wednesbury

Excellent road links to J9 of the M6 offering direct access to Wolverhampton and Birmingham

Strong public transport connections with nearby bus and tram services

Total of 4827 sq.ft (448.44 sq m) over ground and first floor

Fully let producing £29,500 pa

Freehold

---

Guide Price £335,000 equating to a net initial yield of 8.49%



## LOCATION

The property is ideally positioned in the centre of Wednesbury, placing it within easy reach of a variety of local shops, cafes, and amenities.

It benefits from excellent transport connections, with Wednesbury Bus Station located approximately 0.4 miles away and Wednesbury Great Western Street tram stop around 0.7 miles from the property, providing convenient links across the region. Junction 9 of the M6 motorway is just 1.5 miles away, offering direct access to Wolverhampton, Birmingham, and the wider motorway network. Its central position and strong connectivity make this an excellent location for a range of retail or food-based businesses.

## DESCRIPTION

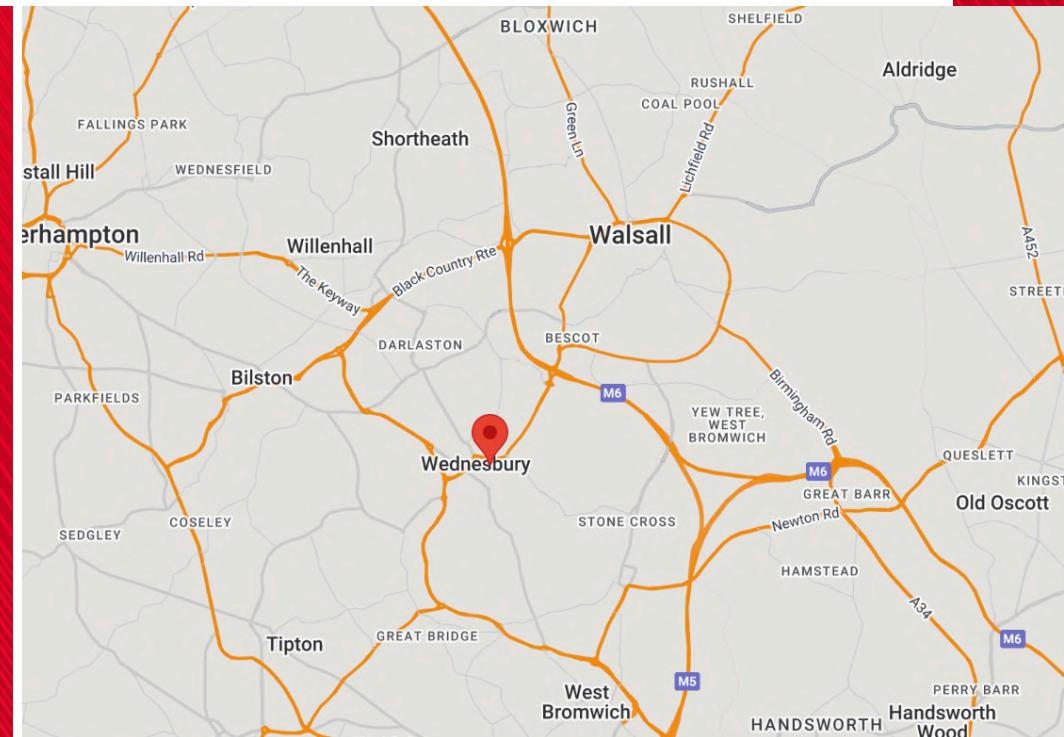
The property comprises a two-storey mixed-use building with two self-contained retail units on the ground floor and a dance studio above.

The left-hand retail unit is occupied by Lady Lace, a boutique clothing store featuring a well-presented sales area to the front and a storage or fitting area to the rear. To the right, the larger unit is let to Ladbrokes, fully fitted as a betting shop with customer service areas to the front and private staff facilities to the rear.

The first floor is arranged as an open-plan dance studio, benefiting from good natural light, a fitted kitchen area, and separate WC facilities.

## TENURE

Freehold, subject to the existing tenancies.



## ACCOMMODATION

| TENANT       | SQ.FT        | LEASE TERMS                                   | PASSING RENT | COMMENTS  |
|--------------|--------------|---|--------------|---|
| Lady Lace    | 118          | Rolling Contract                              | £4,000 PA    | -   |
| Ladbrokes    | 2,379        | 15 years from 24 <sup>th</sup> June 2012.     | £15,000 PA   | -   |
| Dance Studio | 2,330        | 10 years from 25 <sup>th</sup> September 2021 | 10,500 PA    | The tenant has exercised their break option on the fifth anniversary of the term. |
| <b>TOTAL</b> | <b>4,827</b> | <b>-</b>                                      |              | <b>£29,500 PA</b>   |

## PRICE

Offers in the region of £335,000 are sought for the Freehold interest, subject to the existing tenancies.

A purchase at this level would equate to a net initial yield of 8.49%, after usual purchaser's costs.

## VAT

We are advised that VAT is not applicable.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



# CONTACTS

## George Bassi

0121 524 2583

[georgebassi@bondwolfe.com](mailto:georgebassi@bondwolfe.com)

## James Mattin

0121 524 1172

[jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.