



FOR SALE



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

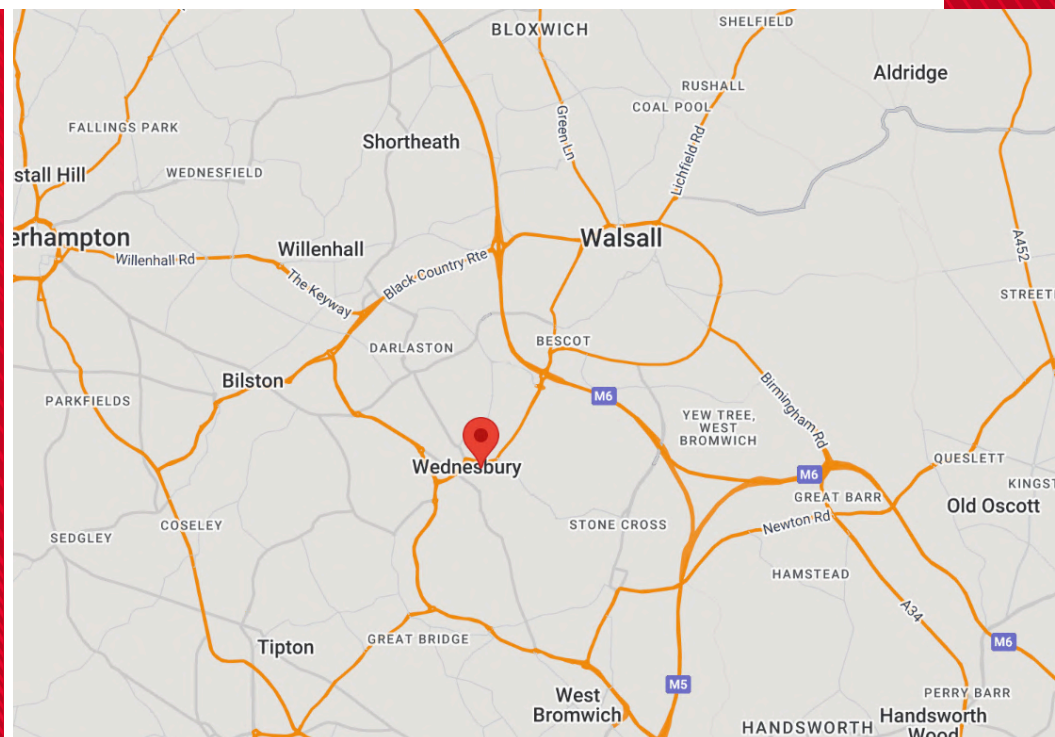
The property comprises a two-storey mixed-use building with two self-contained retail units on the ground floor and a dance studio above.

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 th June 2012.	£15,000 PA	-
Dance Studio	2,330	10 years from 25 th September 2021	10,500 PA	The tenant has exercised their break option on the fifth anniversary of the term.
TOTAL	4,827	-	£29,500 PA	



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

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