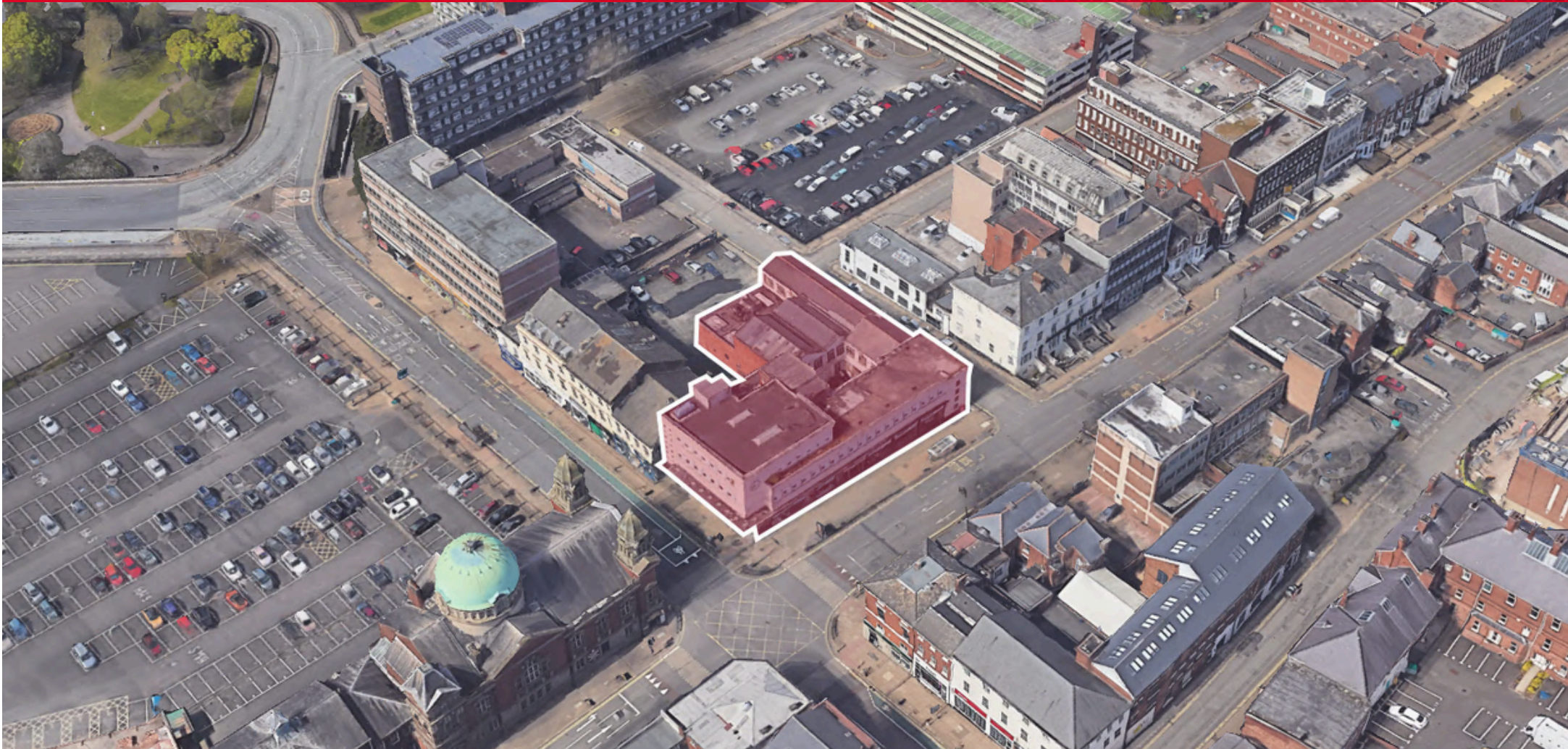




FOR SALE



A Substantial Freehold Vacant Commercial Property, Suitable For Residential Conversion (subject to consent)

78 Darlington Street & 11 Clarence Street, Wolverhampton WV1 4LY

OFFERS BASED ON:

£1,500,000

KEY FEATURES

A substantial Freehold vacant commercial property, suitable for residential conversion (subject to consent)

Freehold three storey corner property with extensive frontages to Waterloo Road and Darlington Street

Extending to a total of 30,740 Sq. Ft. (2,856.87 Sq m)

Internally stripped out ready for conversion/remodel

Prominent city centre location close to all amenities

Freehold with vacant possession

Offers based on £1,500,000, equating to £49 psf capital value



LOCATION

The property occupies a prominent corner position at the junction of Waterloo Road and Darlington Street, which leads directly off the main A4150 ring road. The property also fronts and has access from Clarence Street which leads directly off Waterloo Road.

Centrally located, the property is situated close to numerous national retailers and The Mander Shopping Centre which comprises 440,000 Sq. Ft. and includes B & M, Greggs, JD Sports, Superdrug & Ryman.

Wolverhampton is situated in the West Midlands and is approximately 24 km (15 miles) northwest of Birmingham, 11 km (7 miles) west of Walsall and 29 km (18 miles) southeast of Telford.

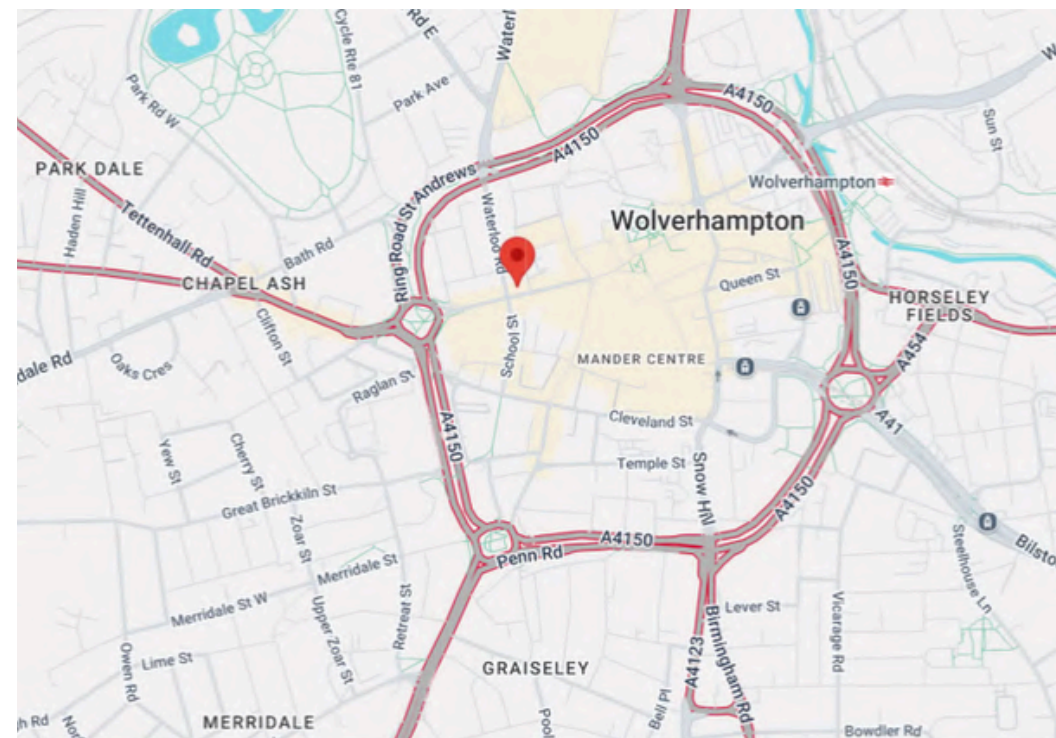
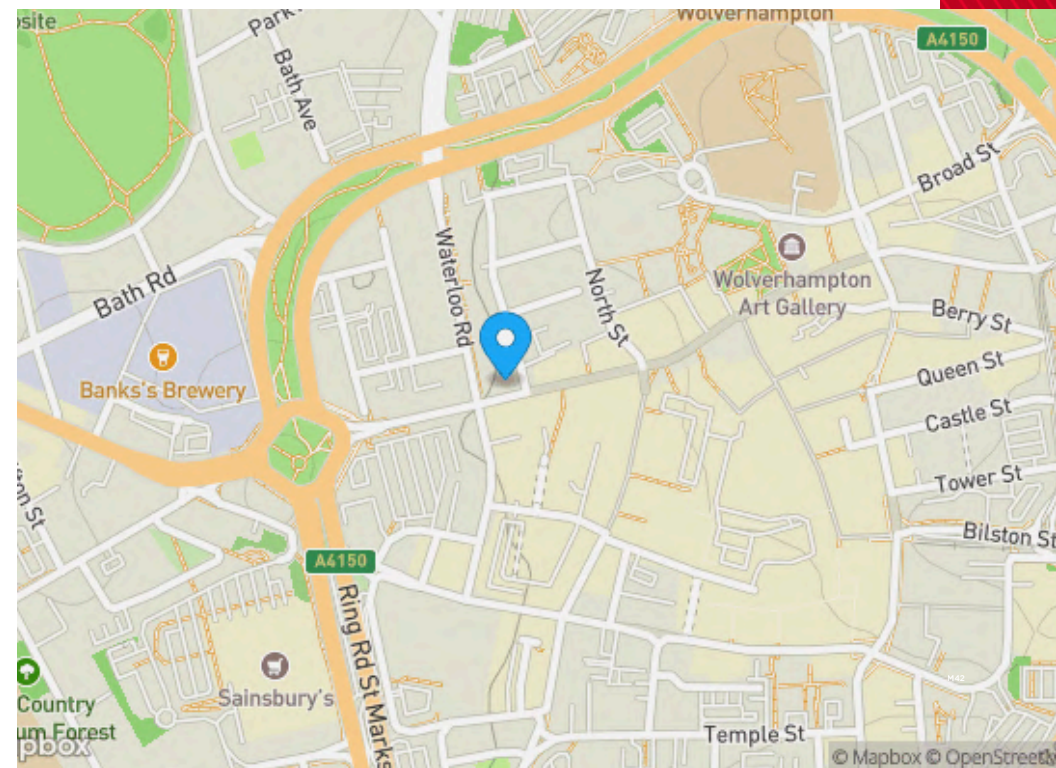
Wolverhampton benefits from good road communications being approximately 8 km (5 miles) west of Junction 10 of the M6 Motorway and 3.2 km (2 miles) south of Junction 2 of the M54 Motorway.

The A41 Black Country Route provides direct access to the M5 at Junction 1 which links Wolverhampton and is connected to the national railway network with a fastest journey time of 17 minutes to Birmingham New Street and 1 hour and 40 minutes to London Euston.

HS2 will cut the journey time to London to 49 minutes. Birmingham International Airport is located approximately 44 km (27.5 miles) to the south east of Wolverhampton which provides domestic and international flights.

DESCRIPTION

The site comprises two substantial vacant commercial buildings with accesses and frontages to Darlington Street, Waterloo Road, and Clarence Street. Extending to a total of 30,740 Sq. Ft. (2,856.87 Sq. m). The buildings have now been stripped back to a shell status, ready for redevelopment, (subject to conents) or refurbishment.



ACCOMMODATION

ADDRESS	SIZE (SQ.FT.) Net Internal Area	SIZE SQ.FT.) Net Internal Area	SIZE (SQ.FT.) Gross Internal Area	SIZE SQ.FT.) Gross Internal Area
78 DARLINGTON STREET				
Ground Level	5,624	522.7	6,771	629.3
First Level	5,490	510.2	6,829	634.6
Second Level	2,848	264.7	4,209	391.2
Total	13,962	1297.6	17,809	1655.1
11 CLARENCE STREET				
Lower Ground Level	2,947	273.9	4,027	374.3
Ground Level	4,114	383.3	4,027	374.3
First Level	3,837	356.6	4,195	389.9
Total	10,898	1012.8	12,931	1201.8

TENURE

Freehold with vacant possession upon completion.

PLANNING

The properties are considered suitable for a number of uses, including residential, subject to the necessary planning consent(s). All planning queries should be directed to Wolverhampton City Council Planning Department on 01902 551155.

SERVICES

We have been informed that mains services are connected to the property, however, we advise that prospective purchasers should investigate these matters to their own satisfaction

BUSINESS RATES

The properties have the following rateable value (April 2026 onwards).
78 Darlington Street - £40,500.
11 Clarence Street - Removed from the rating list in January 2025.

EPC

Available upon request.

GUIDE PRICE

Offers based on £1,500,000 are invited for the Freehold interest, equating to £49 psf capital value.

VAT

We are advised that VAT is payable in addition to the agreed purchase price.

LEGAL COSTS

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

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.



CONTACTS

James Mattin

0121 524 1172
jmattin@bondwolfe.com

George Bassi

0121 524 2583
georgebassi@bondwolfe.com



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