

# FOR SALE



**A Freehold Income Producing Investment With Planning Consent For Upper Floor Conversion**

**72-77 Darlington Street, Wolverhampton WV1 4LY**

## KEY FEATURES

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A Freehold parade of 5 fully let retail units with planning consent to convert upper floors to 15 apartments

Ground floor retail units let producing £56,000 per annum

Planning consent granted in 2025 for conversion of upper floors to 15 apartments with NIA of 8,769 sq. ft. (815 sq.m)

Rear yard and access

Freehold

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Offers in Excess of : £800,000



## LOCATION

The property occupies a prominent position on Darlington Street, which leads directly off the main A4150 ring road. The property also has access from Clarence Street which leads to a rear yard area and entrance to the upper floors.

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 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.

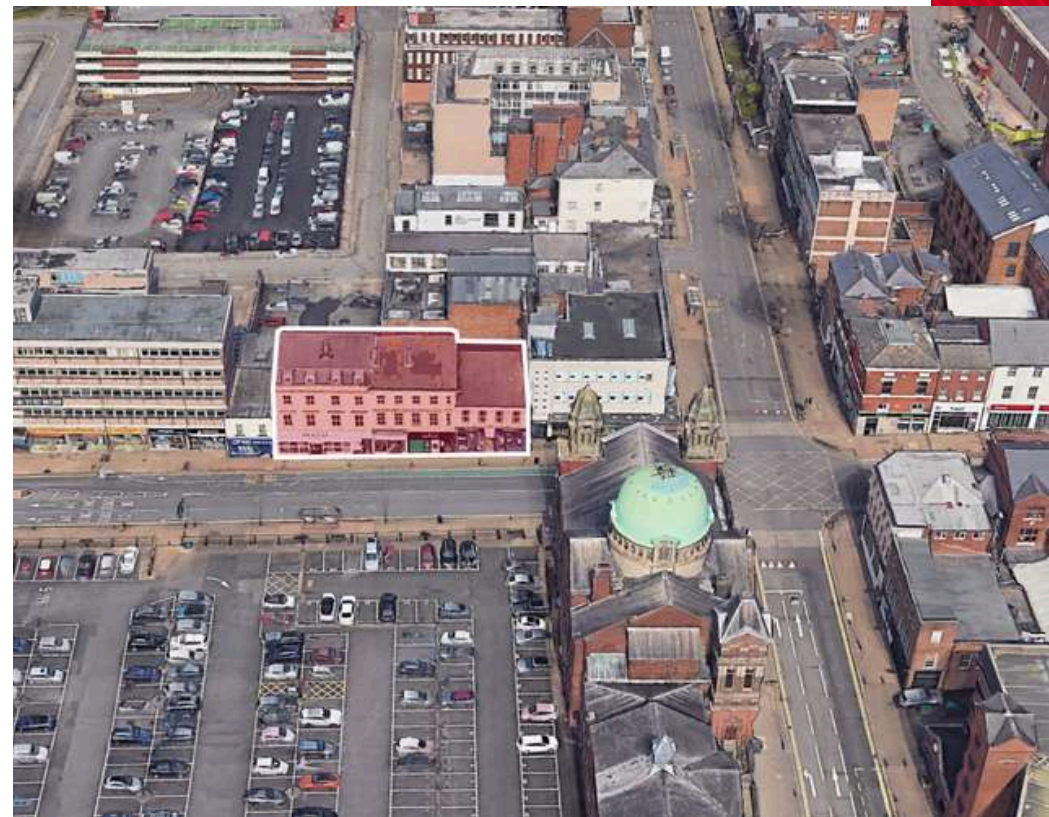
HS2 will cut the journey time to London to 49 minutes. Birmingham International Airport is located approximately 44 km (27.5 miles) to the south east of Wolverhampton which provides domestic and international flights.

## DESCRIPTION

The property comprises five fully let ground floor lock up retail units, with ancillary accommodation to the first, second and third floors. There is access from a rear car park off Clarence Road, which leads to a rear yard area.

## TENURE

Freehold, subject to the existing tenancies.



## TENANCY INFORMATION

ADDRESS	SIZE (SQ.FT.)	TENANT TYPE	LEASE TERM	RENT PA
72-73 Darlington Street	2,545	Italian Restaurant	10 Years from 2021	£22,000
74 Darlington Street	955	Hairdresser	3 years from 2026	£8,000
75 Darlington Street (and Basement)	1,240	Music Tuition	3 years from 2026	£10,000
76 Darlington Street	407	Estate Agents	3 years from 2026	£8,000
77 Darlington Street	667	Vape Shop	3 Years from 2026	£8,000
1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors		Vacant		
<b>TOTAL</b>				<b>£56,000</b>

## PLANNING

Under application number 25/01008/PAOTH, on 16<sup>th</sup> October 2025, planning consent was granted for the conversion of existing 1st, 2nd and 3rd floor of building to provide 15 self-contained apartments. The consented scheme will provide 6 x 2 bedroom apartments, 5 x 1 bedroom apartments, and 4 x studio apartments.

The development will extend to 8,769 sq ft over three existing floors. Copies of the consent and supporting plans area available upon request.

## TENURE

Freehold, subject to the existing tenancies.

## EPC

Available upon request.

## GUIDE PRICE

Offers in Excess of £800,000 are invited for the Freehold interest.

## LEGAL COSTS

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

## VAT

We are advised that the property is elected for VAT although it is anticipated that the matter will be dealt with by way of a TOGC.

## 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

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