

# FOR SALE



**Freehold Town Centre Fully-Let Investment Opportunity**  
79 Darlington Street & 2 Waterloo Road, Wolverhampton, WV1 4JF

OFFERS IN THE REGION OF:

**£325,000**



## KEY FEATURES

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**Substantial three storey town corner property.**

**Fully let producing £36,000 per annum.**

**Ground & first floor let to Countrywide (trading as Dixons Estate Agents).**

**3,290 sq ft over ground and three upper floors.**

**Excellent asset management potential.**

**Full legal pack available.**

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**Guide Price - £325,000, equating to a net initial yield of 10.70%**





## 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. 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.

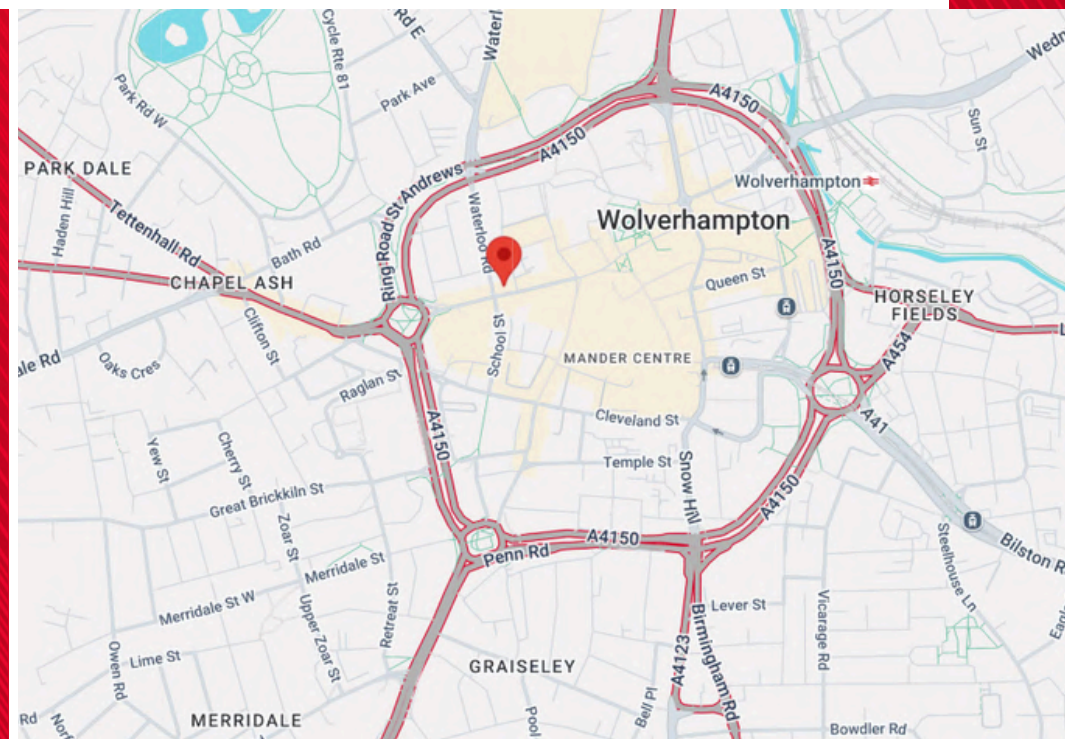
Wolverhampton is situated in the West Midlands and is approximately 24 km (15 miles) northwest of Birmingham, 11 km (7 miles) west of Walsall and 29 km (18 miles) southeast of Telford.

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 a three storey property incorporating a ground floor retail unit, and self-contained offices to the first and second floors, accessed via an independent door to the side of the shop.





## ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
Ground Floor	1,040	96.7
First Floor	542	50.4
Second Floor	1,103	102.6
Third Floor	605	56.3
<b>TOTAL</b>	<b>3,290</b>	<b>306</b>

## TENANCIES

The ground and part first floors are let to Countrywide Estate Agents (trading as Dixons) for a term of 10 years from 29/3/2015 at a passing rent of £20,000 per annum.

The remainder of the first floor is let to an individual from 01/5/2025 at £6,000 per annum.

The second and third floors are let to GNR Executive for a term of 3 years from 1/8/2024, expiring 31/7/2027, at a passing rent of £10,000.

The total rent is £30,000 per annum.

## TENANT PROFILES

The Countrywide estate agency network consists of over 60 well-known high street brands, many of which have been established for decades. Brands include Dixons, Bridgfords, and Sutton Kersh.

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## EPC

Available upon request.

## 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.

## VAT

We are advised that VAT is not applicable

## TENURE

Freehold, subject to the existing tenancies.

## GUIDE PRICE

Offers in the region of £325,000 are sought. A purchase at this level would equate to a net initial yield of 10.70%, after usual purchaser's costs.





# CONTACTS

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