



FOR SALE



A Freehold City Centre Office Investment & Development Opportunity

9 Waterloo Road, Wolverhampton WV1 4NB

OFFERS BASED ON::

£1,450,000

KEY FEATURES

Prominent city centre location.

Extending to 16,874 sq. ft. over 5 floors

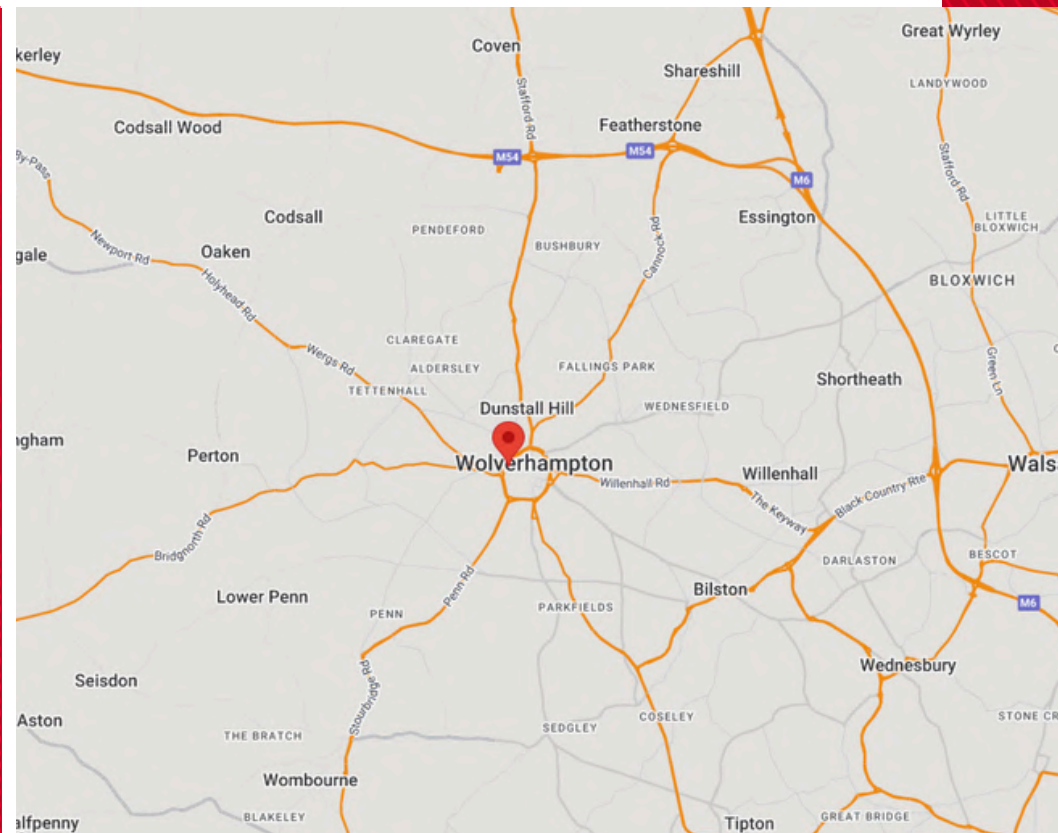
Ground floor let on renewed 5 year lease

Plans drawn up for conversion of upper floors to 23 apartments

20 onsite car parking spaces.

Freehold

Guide price – Offers based on £1,450,000.



LOCATION

The property occupied a prominent location on Waterloo Road in the heart of Wolverhampton city centre.

Wolverhampton is situated in the heart of the West Midlands and approximately 15 miles north-west of Birmingham, 7 miles east of Walsall and 18 miles southeast of Telford. The City benefits from excellent road communications with easy access to the M6, M5, and M54 motorways.

The vibrant city of Wolverhampton has a population of approximately 260,000 and is one of the top ten growing economies in the UK. Located at the heart of Britain, the city is an ideal centralised location for businesses with 14 million people within 100 mins drive, 1.73 million with 30 mins and 3 million within 20 miles. Wolverhampton is one of only 13 cities nationwide where all four Mobile Network Operators have announced the rollout of 5G. It is ranked the top UK city for remote working according to the Remote Working Index. Wolverhampton is home to sector leading firms including Jaguar Land Rover, Marston's, Mogg and Collins Aerospace.

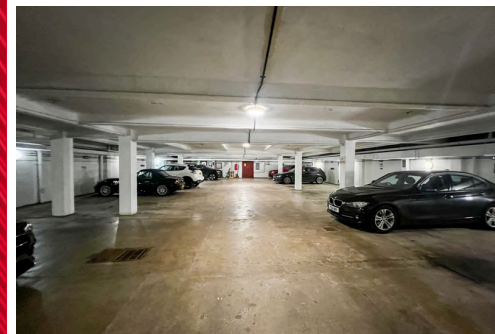
The West Midlands Metro tram system provides extensive inter-city connectivity used by 7 million passengers per year. This metro line runs directly from Wolverhampton St George's to Birmingham City Centre.

DESCRIPTION

The property comprises a 5 storey purpose built office building set back beyond a paved forecourt, with the added benefit of dedicated on site car parking to the rear.

The building extends to a total of 16,875 square feet of net internal space and has Otis lift access, an imposing communal reception area, security door entry system and 20 onsite parking spaces.

Plans have been drawn up for the conversion of the upper floors to 23 self-contained apartments. Copies of plans for the proposed scheme are available from the selling agents upon request.



TENURE

Freehold

EPC

Available on request.

VALUE ADDED TAX

The property is not elected for VAT

TENANCY

The ground floor is let to Talbots solicitors and terms have been agreed for a 5 year lease extension at a passing rent of £31,000 per annum. The upper floors will be provided with vacant possession.

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.

PRICE

Offers based on £1,450,000.



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