



INVESTMENT SALE



A Freehold City Centre Office Investment Opportunity

9 Waterloo Road, Wolverhampton WV1 4NB

OFFERS BASED ON::

£1,650,000

KEY FEATURES

Prominent city centre location.

Fully let producing £181,000 per annum.

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

20 onsite car parking spaces.

Asset management potential.

Guide price - Offers based on £1,650,000. A purchase at this level reflects a net initial yield of 10.10%, after purchaser's costs of 6.16%.



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.

This is a prominent modern office located in the professional quarter of Wolverhampton City Centre being adjacent to local and public parking facilities and is serviced by buses alongside the road and a train station 10 minutes' walk away with access from Darlington Street.



TENANCY SCHEDULE & ACCOMMODATION

Address	Tenant	Tenancy	Rent PA
9 Waterloo Road GF	Talbots	Expires 31st Jan 2026	£40,000
9 Waterloo Road FF	RMC	Expires 24th Sept 2028	£25,000
9 Waterloo Road SF	RMC	Expires 24th Sept 2028	£25,000
9 Waterloo Road L3E	RMC	Expires 24th Sept 2028	£4,000
9 Waterloo Road L4D	Vacant	-	-
9 Waterloo Road L3D	Vacant	12 month license	£8,000**
9 Waterloo Road SF	ACP	12 month license	£9,000
9 Waterloo Road L3A	Tom Duncan	12 month license*	£5,000
9 Waterloo Road L3B	Zion Care	12 month license	£3,000
9 Waterloo Road L3C	Zion Care	12 month license*	£5,000
9 Waterloo Road L5D	Zion Care	12 month license*	£5,000
Waterloo Road L3F	Zenith	12 month license*	£3,000
Waterloo Road L3H	Reliant	12 month license*	£4,000
Waterloo Road L3J	Reliant	12 month license*	£4,000
Waterloo Road L3I	Focus	12 month license*	£2,000

Address	Tenant	Tenancy	Rent PA
9 Waterloo Road L4K	Chobayin	12 month license	£3,000
9 Waterloo Road L4A	Kaninth	12 month license*	£6,000
9 Waterloo Road L4B	Kaninth	12 month license*	£6,000
9 Waterloo Road L4C	Copserv	12 month license	£5,000
9 Waterloo Road L5A	Shanice	12 month license	£3,000
9 Waterloo Road L5B	Gateway	12 month license*	£4,000
9 Waterloo Road L5C	Bright	12 month license	£4,000
9 Waterloo Road L5D	Rita	12 month license	£4,000
TOTALS	-	-	£177,000

* Tenants have been in occupation since 2018.

** Landlord will provide 12 month rent top up upon completion.

TENURE

Freehold - subject to existing tenancies.

VALUE ADDED TAX

The property is not elected for VAT

EPC

Available on 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.

PRICE

Offers based on £1,650,000. A purchase at this level reflects a net initial yield of 10.10%, after purchaser's costs of 6.16%.



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