



FOR SALE



Freehold Grade II Listed Historic Building With Development Potential (subject to planning consent)

The Grand Post House, 62-64 Lichfield Street, Wolverhampton WV1 1DG

OFFERS BASED ON:

£1,000,000

KEY FEATURES

Prominent city centre location close to The Grand Theatre

Historic Grade II listed building constructed in 1895

Ground floor retail shop with vacant upper floors

22,975 sq. ft. (2,135 sq m) over three floors

Ground floor let producing £36,000 per annum

Upper floors stripped and suitable for a variety of uses
(subject to consent)

Freehold

Offers based on £1,000,000 are invited for the Freehold interest.



LOCATION

The property occupies a prominent position on Lichfield Street in the heart of Wolverhampton city centre, close to the historic Grand Theatre Wolverhampton.

This vibrant central location provides immediate access to a wide range of retail, leisure and dining amenities within the city centre. Wolverhampton benefits from excellent transport connections, with Wolverhampton Railway Station within walking distance, offering direct services to major cities including Birmingham and London.

The area is also well served by the West Midlands Metro, with a nearby stop providing convenient links across the wider Black Country and into Birmingham. The surrounding area combines historic architecture with modern commercial and residential developments, making it a well-established and highly accessible city centre location.

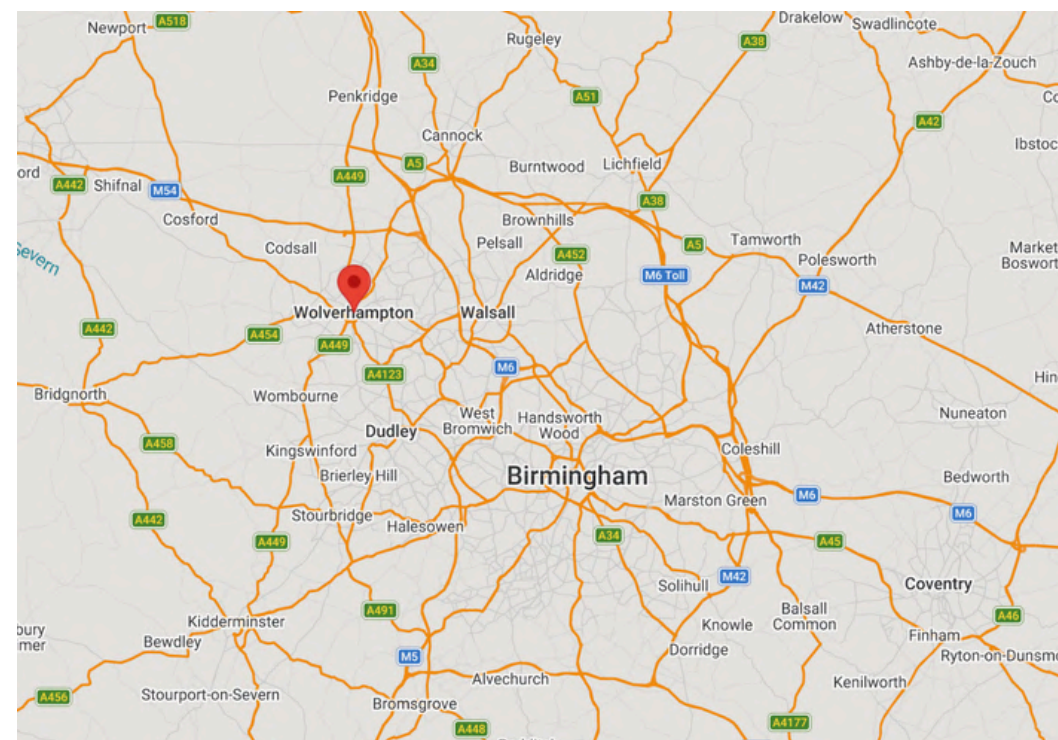
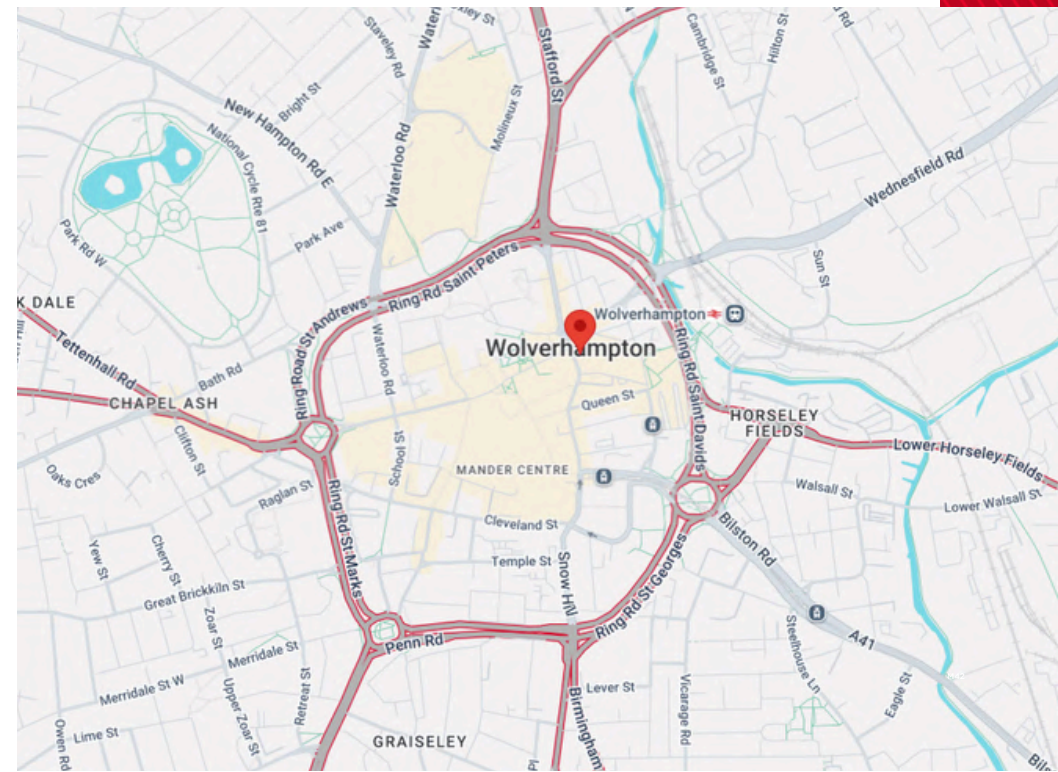
PLANNING HISTORY

On 9/12/2025, under application number 25/01220/FUL, planning permission was granted for change of use and alteration to the basement and part ground floor to use class E (Retail shop & supermarket).

Interested parties are encouraged to contact Wolverhampton City Council planning department to discuss their own intended uses, 01902 551 155 or email planning@wolverhampton.gov.uk

TENURE

Freehold with vacant possession upon completion.



DESCRIPTION

The Grand Post House is a striking and characterful Grade II listed building prominently positioned on Lichfield Street in the centre of Wolverhampton. Constructed in the late 19th century as the city's principal post office, the property displays impressive period architecture with an imposing façade, decorative stone detailing and large arched windows that provide excellent natural light throughout the interior.

Internally, the building offers substantial accommodation arranged over multiple floors, with generous ceiling heights and spacious open-plan areas that reflect its historic civic use. Many original architectural features remain, providing significant character and a strong sense of heritage, while the internal layout presents a flexible opportunity for a variety of potential uses, subject to planning.

The ground floor is currently tenanted, and trades as a retail shop producing a rental income of £36,000 per annum.

The building extends to a total of 22,975 sq. ft. (2,135 sq m).

VAT

We are advised that VAT is not payable in addition to the agreed purchase price.

PRICE

Offers based on £1,000,000 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.

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.



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