

FOR SALE



Freehold Town Centre Investment Opportunity
4 Waterloo Road, Wolverhampton, WV1 1BL

OFFERS IN THE REGION OF:

£225,000

KEY FEATURES

Three storey town centre mid parade property.

Fully let producing £21,000 per annum.

2,982 sq ft (277.2 sq m) over ground, first and second floors.

Excellent asset management potential.

Full legal pack available.

Guide Price - £225,000, equating to a net initial yield of 9.11%



LOCATION

The property occupies a prominent mid-parade 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.

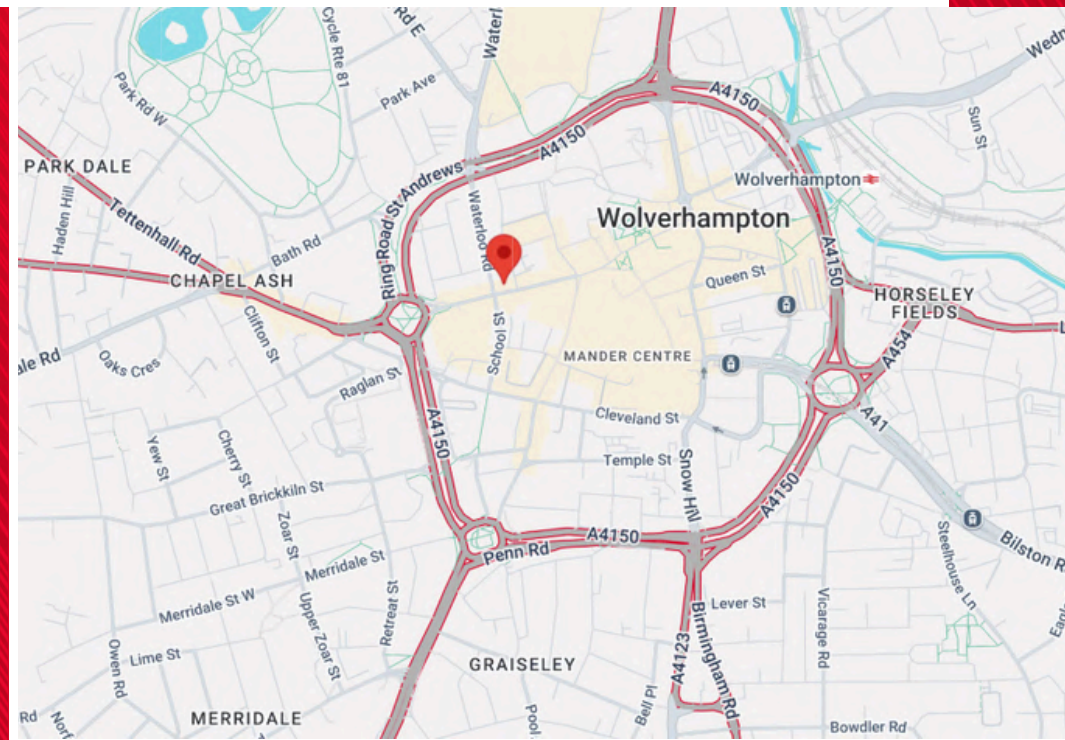
Wolverhampton is situated in the West Midlands and is approximately 24 km (15 miles) northwest of Birmingham, 11 km (7 miles) west of Walsall and 29 km (18 miles) southeast of Telford.

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 offices to the ground first and second floors, accessed via a main entrance door leading directly off Waterloo Road.



ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
Ground Floor	898	83.4
First Floor	1,069	99.4
Second Floor	1,015	94.4
TOTAL	2,982	277.2

TENANCIES

The entire property is let to Services4schools Limited (company number 08628145) for a term of 6 years from 1/1/2020 at passing rent of £21,000 per annum.

TENANT PROFILE

Services 4 Schools offer a range of award-winning professional business support solutions, enabling schools to achieve and operate with excellence and efficiency (see www.services4schools.org.uk)

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

Any Vat applicable is in addition to any figures quoted, but if Vat is applicable, it is anticipated that the transaction will be dealt with by way of a TOGC.

TENURE

Freehold, subject to the existing tenancies.

GUIDE PRICE

Offers in the region of £225,000 are sought. A purchase at this level would equate to a net initial yield of 9.11%, after usual purchaser's costs.



CONTACTS

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