

FOR SALE / TO LET

PROMINENT INDUSTRIAL UNIT AND YARD WITHIN CLOSE PROXIMITY TO THE CITY CENTRE



R HUMPHRIES ENGINEERING CO.

SHARROCKS STREET

WOLVERHAMPTON

WV1 3RP

TSR

TOWLER SHAW ROBERTS

LOCATION

The site is prominently situated on the corner of Sharrocks Street and the A41 Bilston Road, a main arterial route in and out of Wolverhampton City Centre, which connects to the M6 and wider Midlands Motorway Network.

Well positioned less than half a mile from Wolverhampton City Centre and in close proximity to all major public transport stops with The Royal metro station directly opposite the site, and both bus & train terminals 0.5 miles.

The location is also very close to a range of major retail outlets and car dealerships which occupy the roadside plots in the vicinity and generate large volumes of public / retailer interest in the area.

DESCRIPTION

The property comprises a three-bay industrial building which extends to approx. 10,570 sq. ft. and incorporates two storey offices as well as WC and kitchen facilities.

Externally the property benefits from generous amounts of concreted land which is utilised to provide car parking and outside storage.

The industrial unit, which is of brick construction with some parts over-clad, feature roller shutter access, three phase electricity, mains gas, and an eaves height of 3m. The roof differs on each building from asbestos sheets with intermittent roof lights to insulated profile sheeting.

EPC

Energy Performance Rating: F 144

SERVICES

We understand that mains water, gas, drainage and electricity are connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.



ACCOMMODATION

	<u>Sq. Ft.</u>	<u>Sq. M</u>
Industrial Unit	10,570	982.0
Yard	9,898	919.6
TOTAL SITE AREA	20,468 sq. ft.	1,901.6 sq. m.
	0.47 acres	0.19 hectares

LOCAL AUTHORITY RATES

Purchasers must make their own enquiries with the Valuation Office.

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of vacant possession of the whole upon completion.

PRICE

Offers are invited in the region of **£495,000** for the freehold purchase.

Rent of **£35,000 per annum** for the leasehold for a term of years to be agreed.

Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

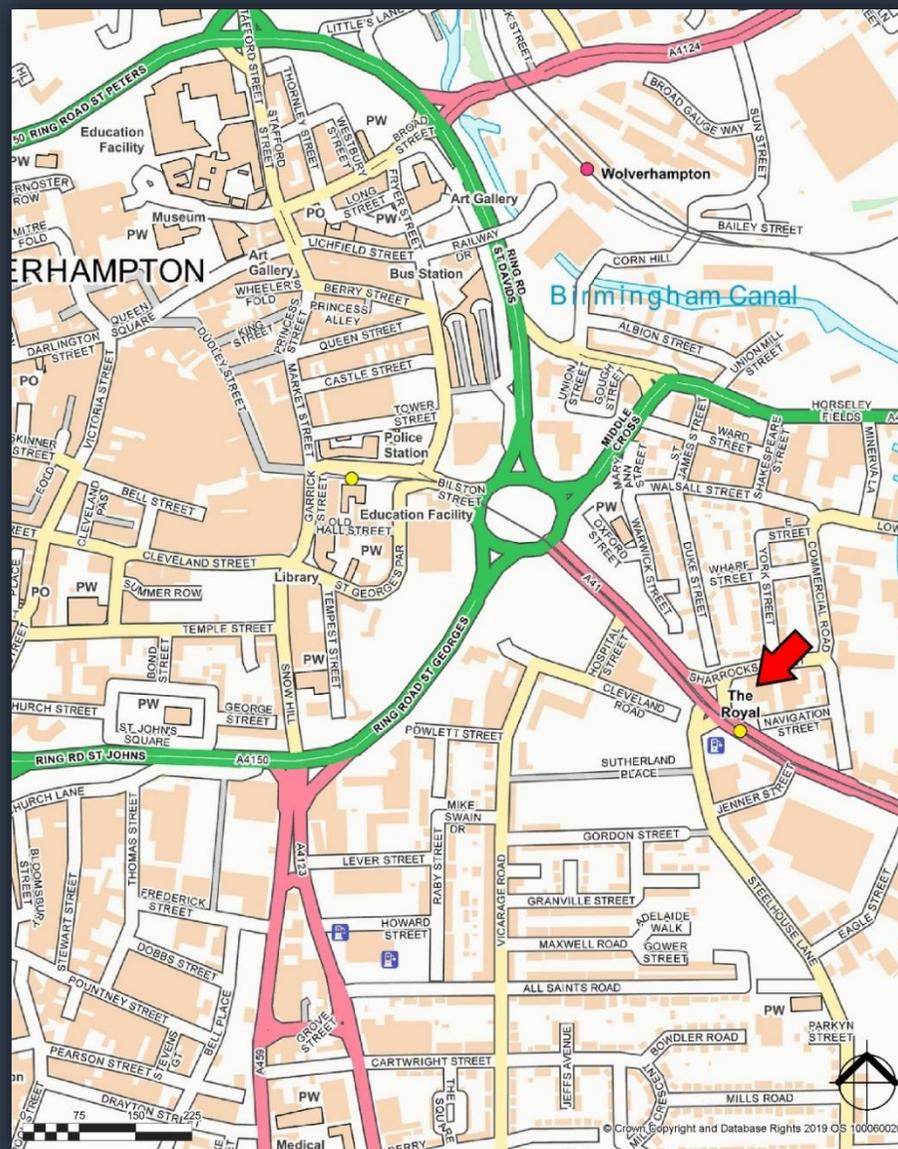
We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.

Tel: 01902 421216.



Dated: November 2020

Consumer Protection from Unfair Trading Regulations 2008

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”