

TO LET (MAY SELL)

DETACHED COMMERCIAL BUILDING ON OUTSKIRTS OF WOLVERHAMPTON CITY CENTRE

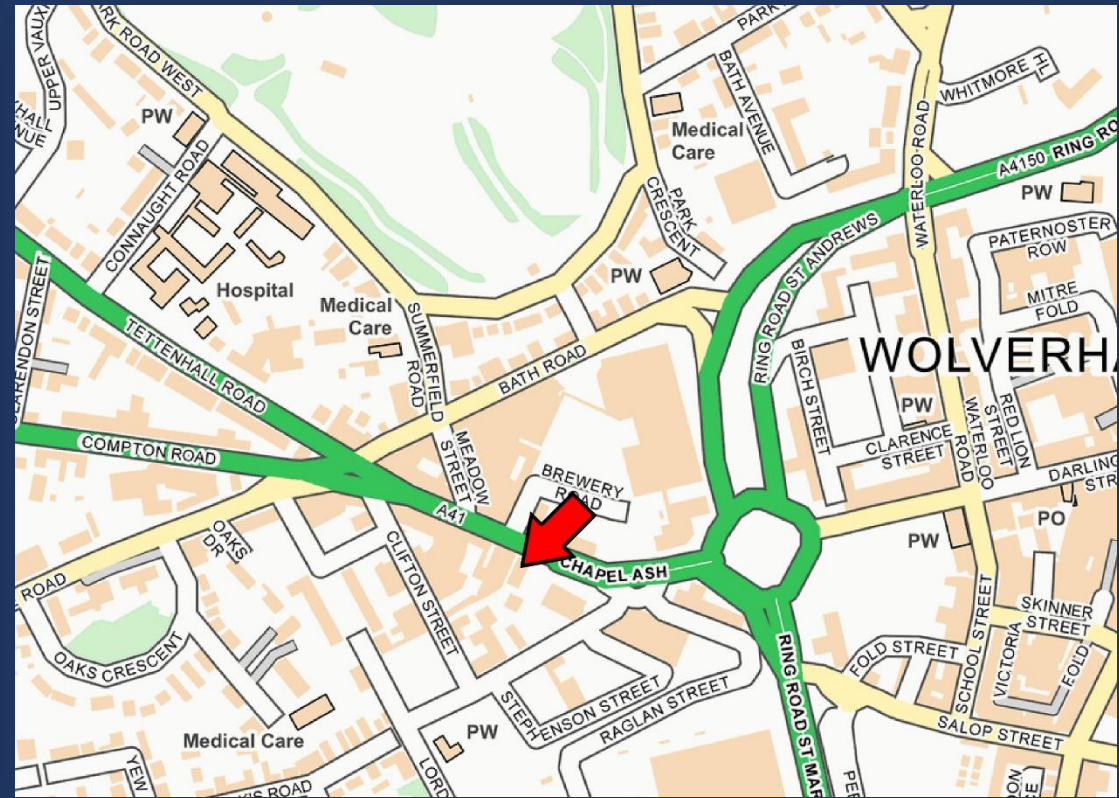


**1 CHAPEL ASH
WOLVERHAMPTON
WEST MIDLANDS
WV3 0TL**



KEY FEATURES

- Versatile detached building within a self-contained plot
- Total Net Internal Floor Area: 4,528 sqft (420.7 sqm)
- Well-appointed accommodation with on-site car parking via private drive-way
- Prominent roadside location situated on Chapel Ash
- Located on the outskirts of Wolverhampton City Centre
- 'The Rectory' self-contained office building, located at the rear, is also available (separately or combined) – Rent on Application
- Offers are invited in the region of £40,000 for the leasehold
- The owner may consider selling the Freehold of this site



Scale: Not to Scale

for Reference Purposes Only

DESCRIPTION

The prominent detached building, situated within a self-contained plot, offers versatile commercial accommodation across the main two floors with benefit of WC, kitchen, and elevator, as well as additional storage space in the basement.

The upper floors can be accessed via stairwell or elevator, with WC and kitchen facilities located on the first floor.

To the rear is a surfaced car park which is accessed via a shared driveway at the side of the building, with additional public pay and display car parking within walking distance.

SITUATION

The property is located on Chapel Ash, close to Wolverhampton City Centre (approximately 0.5 miles away).

There are multiple bus stops in close proximity to the property and the train station is only 1.5 miles away via the A4150. This provides excellent transport links to the surrounding areas.

The property occupies a highly visible roadside position, neighbouring the dominating Sainsburys Superstore, on the busy Chapel Ash. There are a variety of national and local retailers / businesses in the locality including Marston's Brewery, multiple food providers, commercial & residential estate agents, and hair & beauty specialists, along with many other commercial entities, and a high volume of residential occupation in the local vicinity.



ACCOMMODATION

The property provides the following Net Internal Floor Areas:

	Sq. Ft.	Sq. M
Ground Floor		
• Banking Hall	1,875	174.2
• Garage	370	34.4
First Floor	1,522	141.4
Basement	761	70.7
Total Net Internal Floor Area	4,528	420.7

TENURE

The premises are available TO LET on a full repairing and insuring Lease basis, for a term of years to be agreed. Alternatively, the owner may consider selling the Freehold of the site.

RENT

Offers in the region of £40,000 for the leasehold.

VAT

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

BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office Agency and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: TBC

PLANNING

We understand that the property has an established office use within Class E of the Town & County Planning (Use Classes) Order 2020. Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

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.



VIEWING

Strictly by appointment with the sole Letting Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA
Tel: 01902 421216

Martin Zaki

DDI: 01902 390 831 | Mobile: 07850 441018

Email: martin.zaki@tsrsurveyors.co.uk



Consumer Protection from Unfair Trading Regulations 2008

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