

# FOR SALE



## 6-11 Riley Street

Willenhall, Wolverhampton, West Midlands, WV13 1RH

**TSR**  
TOWLER SHAW ROBERTS

- Approximately 35,535 sqft
- Car Parking on site.
- Guide Price: £850,000

## Location

The premises is situated on the corner of Riley Street, John Harper Street and Stringes Lane, in the heart of Willenhall Town Centre with Morrisons Supermarket located nearby.

The property although being central is in close proximity to Black Country Route providing excellent links to the motorway network. This section of Willenhall contains a mix of industrial units, with a mix of small businesses and independent traders with a scattering of main high street names.

## Description

The property comprises of a three-storey office building, six industrial units plus additional buildings. The majority of bays benefit from crange ranging from 2-20 tonnes. All bays are of portal frame construction and benefit from three-phase electrics and multiple roller shutter access.

WC facilities are available in various parts of the property.

## Accommodation

No. as listed on the plan overleaf	Type of Property/Building	Sqft	Sqm
1	Three Storey Offices	4,553	423
2	High Bay Industrial unit	3,720	345.5
3	Additional building	374	34.79
4	Additional building	2,792	259.4
5	Stores	379	35.2
6	Industrial unit	3,674	341.3
7	Industrial unit	3,695	343.3
8	High Bay Industrial unit	7,018	652
9	Industrial unit	5,107	474.5
10 & 11	Industrial unit	4,223	392.3
Total		35,535	3301.3

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The Freehold interest of the property is available with vacant possession on completion.

## Price

The property is available for freehold purchase with a guide price of £850,000.00

There are additional units available for £125,000.00 which are currently rented to two separate parties generating an income circa £10,500.00 per annum (outlined in blue). Please contact TSR for further information.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Workshop and premises.

Rateable Value – £73,500

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

## Energy Performance Rating

Energy Performance Asset Rating: D96

## Local Authority

The property is located within Walsall Metropolitan Borough Council.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred.

## VAT

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

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

September 2017

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at  
TSR House  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

## 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."





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Please contact the TSR Wolverhampton Office if you would like a paper or PDF version of this plan.



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