

RETAIL / DEVELOPMENT FOR SALE



10 - 11 WORCESTER STREET | WOLVERHAMPTON | WV2 4LD

CITY CENTRE RETAIL PROPERTY PLUS UPPER FLOORS

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

- Approx. 4,605 sqft. plus, upper floors

- Situated within Wolverhampton City Centre

- **Price: £295,000**

Location

This City Centre property is located within the main Wolverhampton Ring Road and is surrounded by a mix of local retailers with main shopping centres in close proximity.

The premises is well situated for links to public transport as well as access to the major road networks of Wolverhampton.

Description

The property comprises of three floors and has excellent frontage onto Worcester Street. The Ground Floor offers versatile retail accommodation whilst the upper floors provide storage space or the potential for development (with agreed planning).

There are W/C facilities to the rear of the property and the front is secured with a roller shutter. Also, to the rear there is an open plot of land which house an additional outbuilding and is accessed via Cleveland Street.

Accommodation

	Sqft	Sqm
Basement	366	34.0
Ground Floor	2,071	192.4
Mezzanine (store)	674	62.7
First Floor	727	67.5
Second Floor	767	71.2
Total:	4,605	427.7

Services (Not Checked or Tested)

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

Tenure

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

Price

£295,000.00 for the freehold interest

Business Rates

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

10-11 Worcester Street
Description – Shop & Premises
Rateable Value - £13,000.00

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.



For Reference purpose only Scale: Not to Scale
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Energy Performance Rating

10/11 Worcester Street – TBC

Local Authority

The property is located within Wolverhampton City 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 will be responsible for their own legal costs incurred.

VAT

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

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office.

Tel: 01902 421216.

Email: wolverhampton@tsrsurveyors.co.uk.

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