

## FOR SALE

COMMERCIAL PREMISES COMPRISING OFFICES,  
WAREHOUSE AND SECURE YARD



**HAGAR HOUSE, HICKMAN AVENUE, WOLVERHAMPTON,  
WV1 2UA**

Approximately 226.36<sup>2</sup> (2,436ft<sup>2</sup>) Gross Internal Floor  
Area (GIA)

- Car Parking & Outdoor Storage
- Fenced & Gated Site
- Prominent Position

## LOCATION

The property is located on the south western side of Hickman Avenue close to its junction with Culwick Street, Wolverhampton within an established industrial area.

Wolverhampton town centre is located approximately 1 mile to the north west via either the A454 Willenhall Road or the A41 Bilston Road.

Access to the national motorway network is obtained at junction 10 of the M6 motorway approximately 3 miles to the east via the main A454 Willenhall Road and A463 Black Country Route.

## DESCRIPTION

The property occupies a rectangular shaped plot of land and comprises a two-storey office building with warehouse/stores at the rear set back off Hickman Avenue behind a car park with security fence and gates.

To the left-hand side of the main buildings is a single storey store with a secure concrete surfaced yard area located to the rear of the buildings.

The property is bounded on three sides by other industrial occupiers. A full security system including alarm and CCTV is installed.

## ACCOMMODATION

Description	SQFT	SQM
Warehouse/Stores	107.06	1,152
Single Storey Store	44.46	478
Ground Floor Office	101.48	1,092
First Floor Office	128.88	1,344
<b>TOTAL</b>	<b>226.36</b>	<b>2,436</b>

Yard area approximately 838.58m<sup>2</sup> (1,002 yds<sup>2</sup>)

## TENURE

The freehold interest is for sale.

## VAT

We understand the owner has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

## BUSINESS RATES

The current rateable value (2023) is £29,000 and the premises are described as “Workshop and Premises”.

## ASKING PRICE

Offers are invited in the region of £325,000 (Three Hundred & Twenty-Five Thousand Pounds) for the freehold interest.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Viewings by appointment only. All enquiries to First City ‘The Property Consultancy’ on 01902 710999 quoting reference 5133. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk)

## EPC

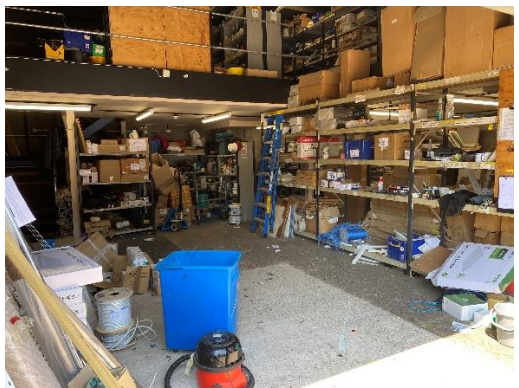
Energy Performance Asset Rating is 80/D valid until 23<sup>rd</sup> November 2028.

## LOCATION PLAN





## ADDITIONAL IMAGES



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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