

FOR SALE BY INFORMAL TENDER

CAR PARK AND STORAGE BUILDING

**33 CLEVELAND STREET, WOLVERHAMPTON,
WV1 3HR**



- Surfaced Car Park with Approximately 26 Spaces Plus Two Storey Warehouse
- Located Within Wolverhampton City Centre
- Potential for Redevelopment or Income Generation
- Site area 0.084ha (0.209 acres)

LOCATION

The property fronts Cleveland Street close to its junction with Victoria Street.

The premises are located within Wolverhampton City Centre and near independent and national retailers.

DESCRIPTION

The property currently comprises a surfaced car park with approximately 26 spaces being operated as a pay and display facility.

In addition, there is a two-storey warehouse towards the rear of the site. The first floor of the property is an open plan office. This can continue to be operated as a car park or may be suitable for redevelopment.

The site is identified within the Wolverhampton City Centre Area Action Plan as part of the Shopping Core (CA1) Character Area, with a focus of retailing activity and re-invigorating the City Centre. The site is identified as providing development opportunities as part of site *Southside 2 (1b(ii))* with appropriate uses listed as retail, leisure, residential. The site is identified as having a development capacity of 4,000 sqm of floorspace over the whole Southside 2 development opportunity site.

The property benefits from rights of way to the rear of the property via a roadway outlined in blue on the site plan.

ACCOMMODATION

Warehouse (over two floors) 204.38sqm (2,200ft²)

Site area 0.084ha (0.209 acres)

TENURE

Freehold. Vacant Possession upon completion.

BUSINESS RATES

The rateable value for the car park is £18,000. We have not been able to identify a rateable value for the warehouse.

Interested parties should make their own enquiries with Wolverhampton City Council (01902 555802) should you require further information.

SERVICES (not checked or tested)

We understand that all mains electricity, gas, water and drainage are available to the premises. However, we would ask all interested parties to make their own enquiries in this regard.

LEGAL COSTS

Each party will be responsible for their own costs.

METHOD OF SALE

The property is being offered for sale by way of informal tender.

Unconditional offers are preferred however our clients are prepared to consider offers on a subject to planning basis.

Offers should be made in writing and submitted to First City Limited at 19 Waterloo Road on or before midday on 10th September 2021. The guide price is £300,000.

VIEWING

The site may be viewed at any time. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 4864. Ask for Chontell Buchanan or Christopher Bywater.

SITE PLAN



AERIAL PLAN



LOCATION PLAN



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

tel: 01902 710999

www.firstcity.co.uk

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