

FOR SALE

SELF CONTAINED OFFICE IN PROFESSIONAL
SECTOR OF CITY



**16 WATERLOO ROAD,
WOLVERHAMPTON**

- Offices Over Three Floors Plus Cellar Storage
- Approximate Area 2,527 ft² (238.95 m²)
- High Quality Accommodation In Excellent Condition
- Car Parking At Rear
- Income Generating

LOCATION

The property is located fronting onto Waterloo Road, Wolverhampton within the established professional office sector of the City, which has traditionally been the location for such occupiers as Solicitors, Surveyors and Financial Consultants. The property has the particular benefit of a rear access off Red Lion Street which leads to a private car park for up to 8 vehicles.

DESCRIPTION

The property is thought to date from the mid-19th Century originally constructed as a dwelling but converted to office use many years ago.

The property presents an imposing elevation onto Waterloo Road and is the right-hand half of a semi-detached building. It stands behind a raised lawn area with brick retaining wall and is approached by stone steps.

The property is of brick construction under a pitched slate roof and still retains the period sash windows.

The accommodation extends over three storeys plus a useful cellar storage space and has been maintained to a high standard offering cellular accommodation.

ACCOMMODATION

Description	SQFT	SQM
Ground Floor	854	79.35
First Floor	915	85
Second Floor	315	29.23
Cellars	488	45.37
TOTAL	2,527	238.95

RATING

The Valuation Office website records the rateable value as £15,250.

TENURE

The freehold interest is for sale subject to the leases referred to below:

TENANCY

The property is currently occupied under two separate leases, but with connected parties in the name of Amber Consultancy and Training Limited occupy the ground floor. The first and second floor are occupied by Cove Care Residential Limited. The combined rental payable under the leases is £23,000

per annum and the contractual term on both leases expires on the 22nd November 2023.

The leases are on effective full repairing and insuring terms.

VAT

We understand that the Landlord has not elected to waive the VAT exemption and therefore no VAT will be charged on the sale price.

ASKING PRICE

Offers are invited in the region of £375,000 for the freehold interest subject to the existing tenancies.

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 4918. Ask for Christopher Bywater chris@firstcity.co.uk

EPC

Energy Performance Asset Rating: E

LOCATION PLAN



ADDITIONAL IMAGES



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

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