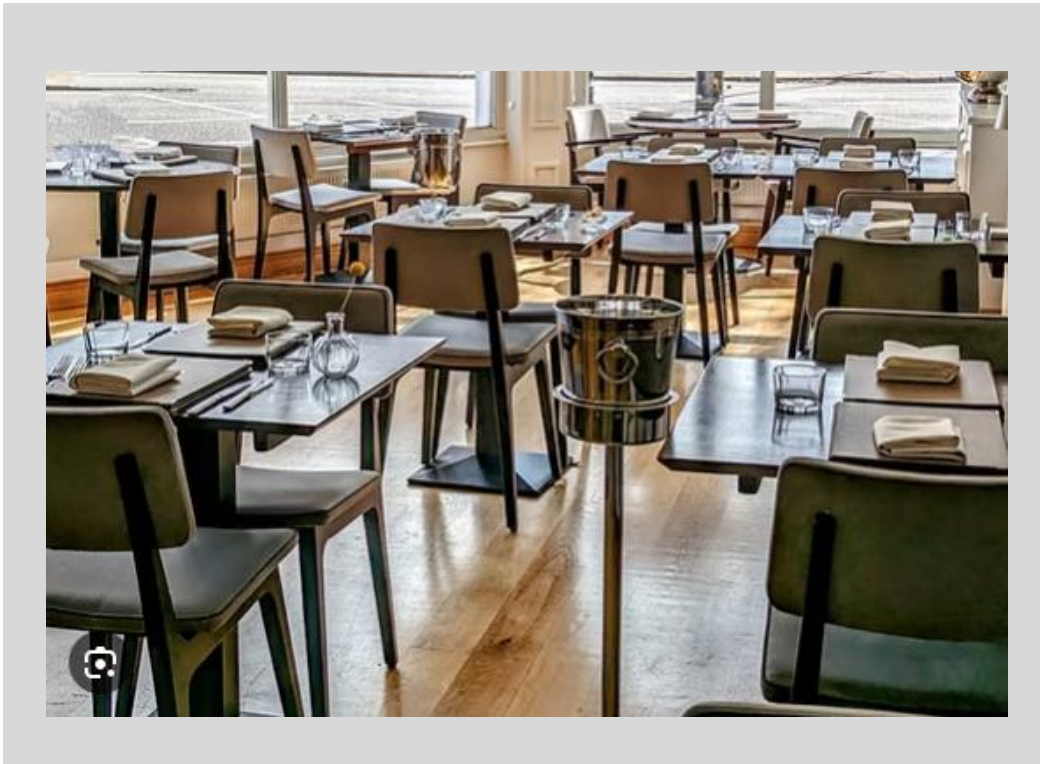


FOR SALE

**Successful long established Italian Restaurant and
Adjoining Pizzeria in Wolverhampton City Centre**



WOLVERHAMPTON CITY CENTRE, WEST MIDLANDS

- Profitable Business in Prominent Corner Location
- 50 Cover Restaurant
- Separate but Interconnecting Pizzeria and Take Out
- Available with Trade Fixtures and Fittings
- Includes Freehold Plus Investment Income from Four Residential Lettings

LOCATION

The property enjoys a prominent corner location on the outskirts of the City Centre.

There is ample free car parking close to the subject property for staff and customers alike.

Wolverhampton is one of the sub-regional centres in the West Midlands and had a population of 263,700 in the 2021 census.

DESCRIPTION

The property comprises two interlinked buildings with a prominent road frontage that benefits from high footfall in a well-known location.

The first and second floors have been converted into four apartments which are currently income generating.

CONSTRUCTION

The property is constructed of brick with some rendered panels. Period style, timber shop fronts have been installed to both units. There is decorative wrought ironwork around a balcony feature above the front of the property. Period style sash windows are installed throughout.

ACCOMMODATION

Description	FT ²	M ²
Property A		
Restaurant	850	78.87
Kitchen plus Customer Toilets	202	18.82
Wine Cellar, Stores & Toilet	181	16.876
	1,233	114.56
Property B		
Counter/Servery	332	30.8
Kitchen and Food Preparation	266	24.76
Cellar	564	52.44
	1,162	180
Total	2,395	294.56

In addition the upper floors have been converted to create two 1 bedroom apartments and two 2 bedroom apartments all with independent access.

RATING

The property is split into a number of hereditaments with the following values.

£11,250
£4,600
£14,750

The lets are understood to be Council Tax Band A.

TENURE

The freehold interest in the property is available for sale with vacant possession of the restaurant and takeaway. The flats are understood to be occupied under Assured Shorthold Tenancies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating is 52C valid until 11th March 2035 for the commercial areas. The residential elements are between C and E ratings.

THE BUSINESS

The restaurant and adjacent pizzeria/takeaway have been established for nearly 30 years and enjoy an enviable reputation for fine food and an excellent dining experience.

The business has traded successfully for many years and offers significant potential for further expansion.

Copy accounts are available to seriously interested parties.

GUIDE PRICE

The business and the freehold interest in the property are available for sale as one lot with a guide price of £1,495,000. Trade fixtures and fittings plus stock available at valuation if required. Alternatively, the owners may consider granting a lease on the operational elements of the property and agreeing a separate deal on the business as a going concern.

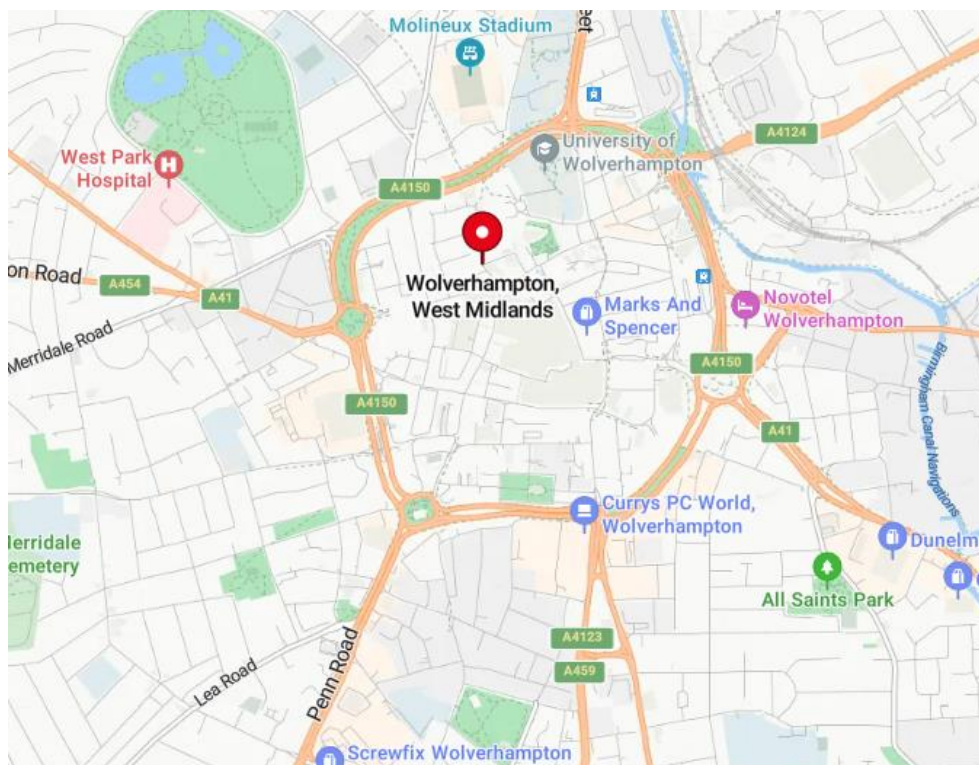
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5396. Ask for Christopher Bywater chris@firstcity.co.uk

PHOTOGRAPHS



LOCATION PLAN



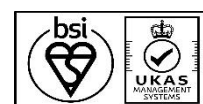
First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England
no. 1764529



Certificate No. FS 34830

Regulated by RICS