

# FOR SALE

## FULLY TENANTED INVESTMENT OPPORTUNITY



**282 – 290 LINTHOUSE LANE, WEDNESFIELD,  
WOLVERHAMPTON, WV11 3TT**

- Parade of retail units and two residential flats
- Prominent Position
- Occupiers include, Beauty Parlour, Takeaway and Coffee Shop
- Freehold Investment
- Low Passing Rent Providing Good Growth Potential
- Current Income circa £49,720.00 p.a.

## **LOCATION**

The property is located circa 2 miles (3.2 km) north-east of Wolverhampton City Centre situated near the junction of Woodend Road and Linthouse Lane with off road parking in the surrounding area.

The area serves as a key local convenience centre for residents in the immediate vicinity and the nearby Ashmore Park Estate with a popular public house which serves food and provides a sense of community.

There are excellent transport links into Wolverhampton City Centre and the property is in close proximity to the Motorway.

Just a short distance away is New Cross Hospital, Wednesfield Village and the popular Bentley Bridge retail park.

## **DESCRIPTION**

The properties form a parade of shops & two self contained residential flats with other similar parades in close proximity with several neighbouring retailers comprising Optician, Off Licence, Gift Shop and Restaurants.

There are two self contained residential flats to the first floor. 282 -290 sits in a prominent position and is opposite a local pub and restaurant.

## **TENANCIES**

Occupiers include a Beauty Parlour, Takeaways and Coffee Shop generating a rental income of circa £49,720.00 p.a. The Tenants are long established.

The low passing rent provides growth potential.

Further information can be obtained by contacting First City Ltd.

## **VAT**

We understand that VAT does not apply to this transaction.

## **ASKING PRICE**

We are instructed to seek unconditional offers in excess of £900,000.00 (Nine Hundred Thousand Pounds) subject to contract and exclusive of VAT for our client's freehold interest.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

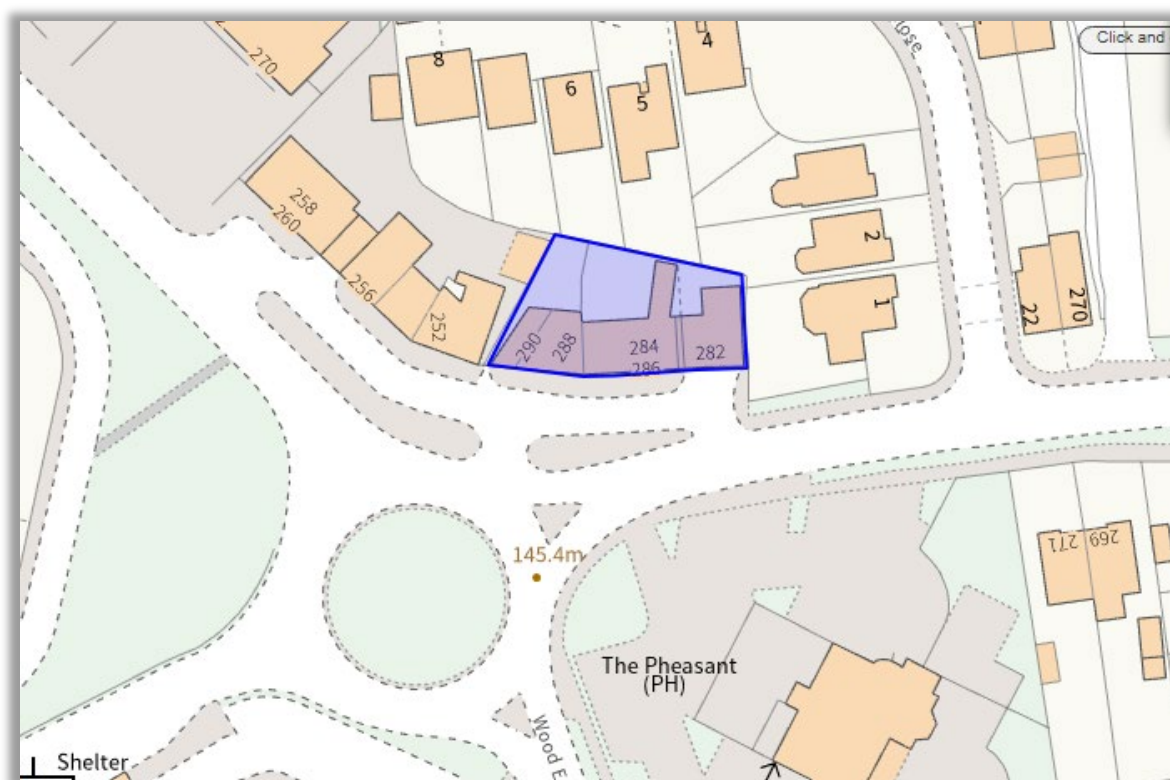
## VIEWINGS

Viewings by appointment only. All enquiries through Agents First City 'The Property Consultancy' on 01902 710999 quoting reference 5559. Ask for Neil Hazlehurst [neil@firstcity.co.uk](mailto:neil@firstcity.co.uk)

## EPC

Energy Performance Certificates available on request.

## SITE PLAN – For illustrative purposes only



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