First City
The property consultancy

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 £750,000.00 (Seven Hundred and Fifty 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.

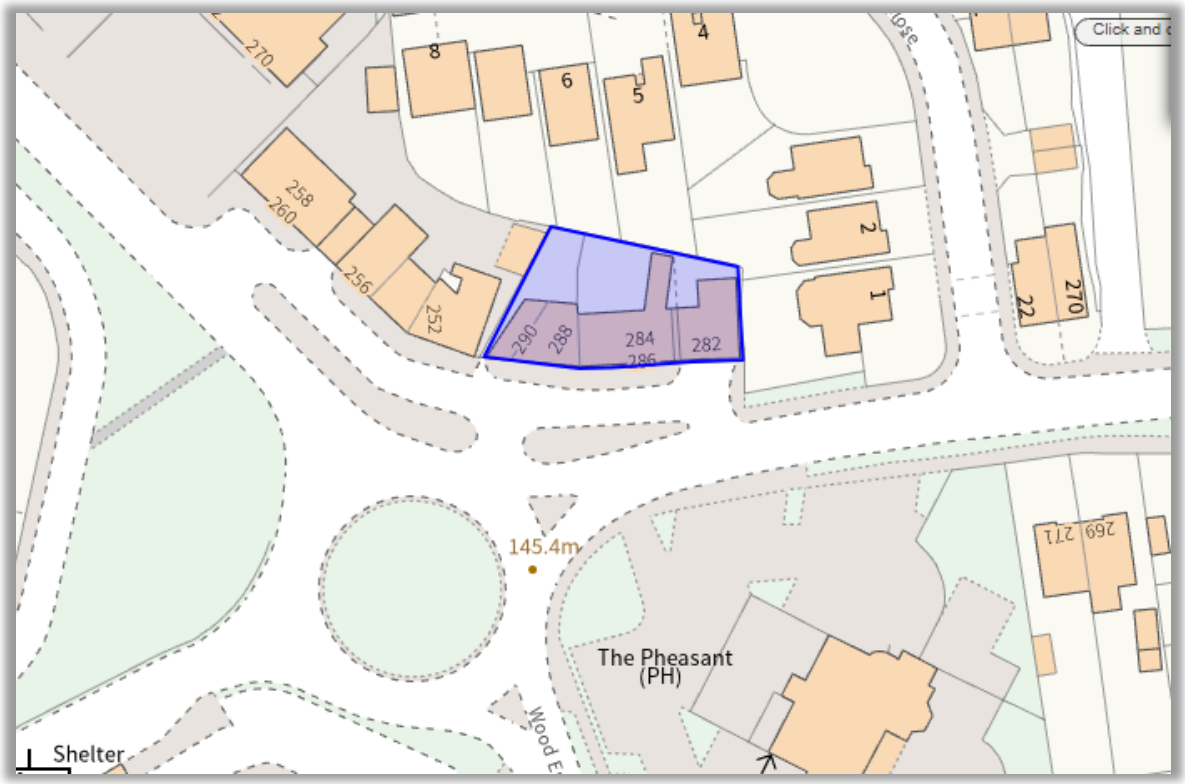
VIEWINGS

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

EPC

Energy Performance Certificates available on request.

SITE PLAN – For illustrative purposes only



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

tel: 01902 710999 www.firstcity.co.uk

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