

FREEHOLD INVESTMENT OPPORTUNITY

**Merridale Works, Lower Walsall Street,
Wolverhampton, West Midlands, WV1 2EU**



**Merridale Works, Lower Walsall Street, Wolverhampton,
West Midlands, WV1 2EU**

- Investment opportunity comprising two storey office premises, warehouse, yard and outbuildings
- Current Rental Income £30,500 per annum
- Long Established Tenant

Location

The property is situated close to the junction between Lower Walsall Street and the Willenhall Road (A454). A public footpath runs along the left-hand elevation connecting Lower Walsall Street with industrial buildings and Cross Street behind the premises.

Description

The premises comprise an industrial unit positioned behind a two storey office building with a surfaced yard and outbuildings.

Accommodation

The accommodation measures 523.05 sqm (5,630 sqft). The site area is 0.08 acres (0.20 hectares).

Tenure

The property is Freehold and will be sold subject to the existing tenancy.

Tenancies

Ten Year Lease expiring 25th July 2032, annual rent of £30,500.

Further information can be supplied on request.

Services

We understand that all mains services are connected.

Business Rates

Rateable value is £33,500 for the year 2026/2027.

EPC

E116 Expiring 25 October 2030.

Method of Sale

The guide price is £295,000 (Two Hundred and Ninety Five Thousand Pounds). We reserve the right to set a date for final and best bids.

We are advised VAT will apply to this transaction.

Viewings

By appointment through the sole Agents.

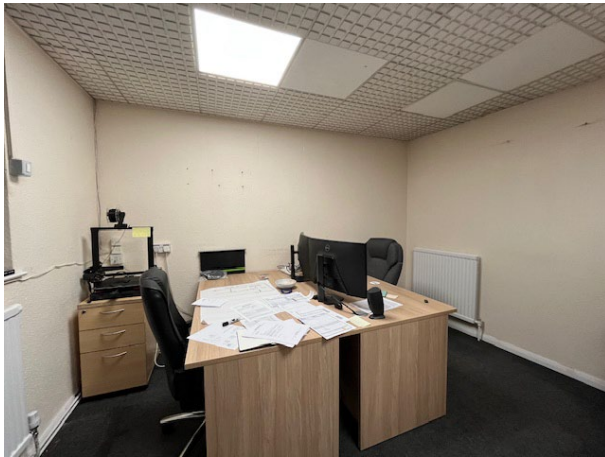
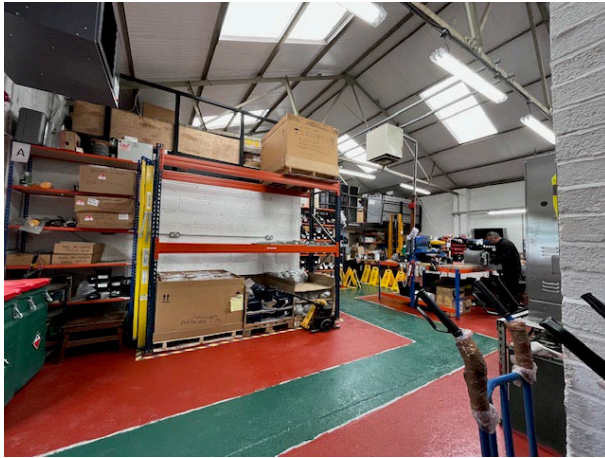
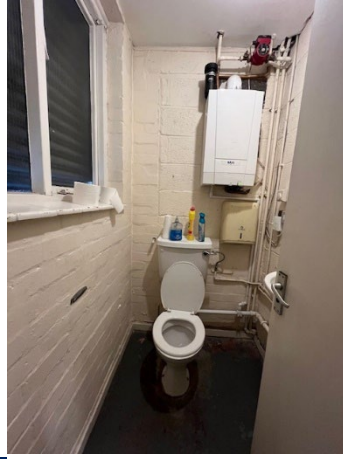
All enquiries to First City The Property Consultancy on 01902 710999 quoting reference: 5617.

Or to Neil Hazlehurst neil@firstcity.co.uk 07714 523640

PHOTOGRAPHS

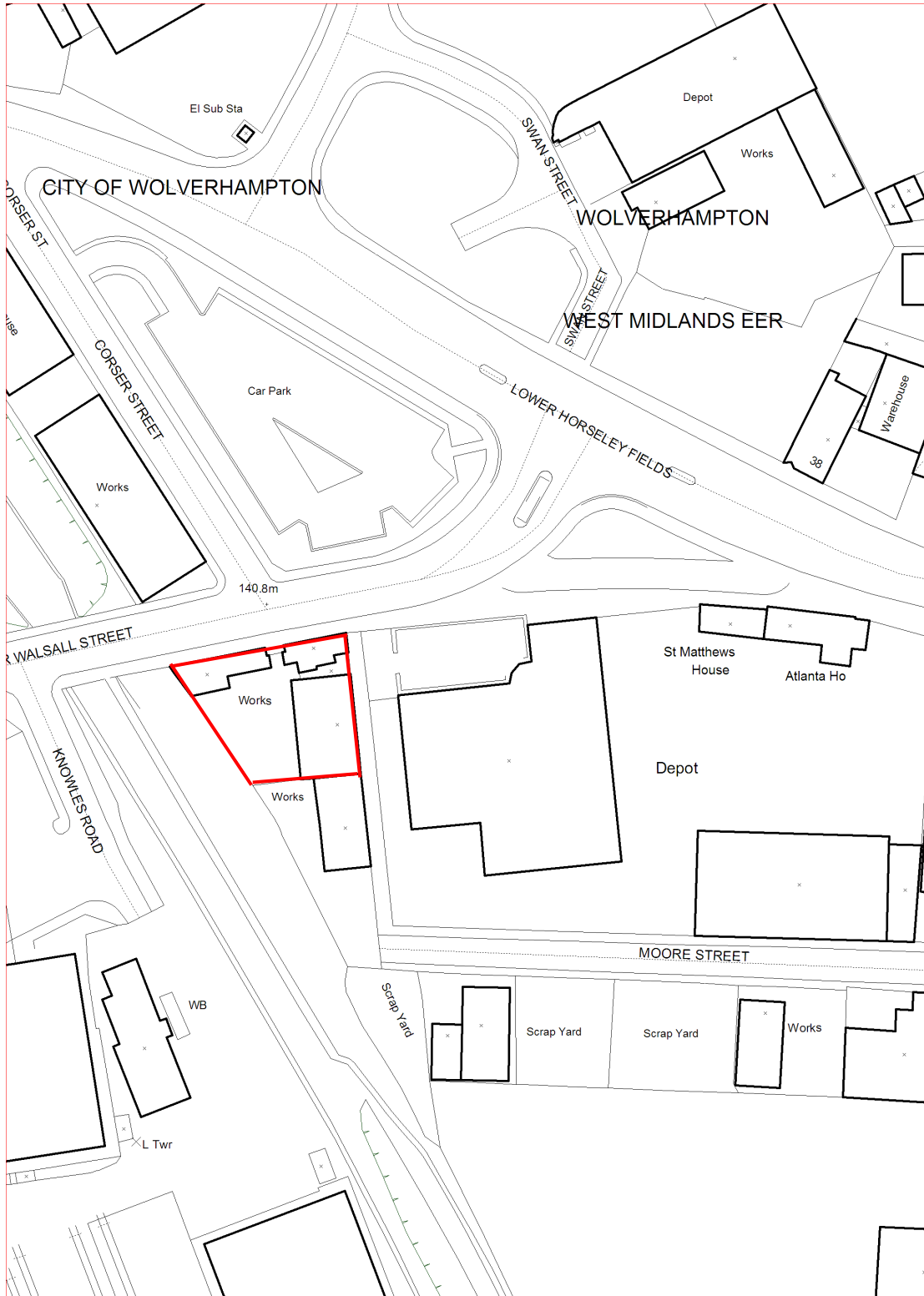




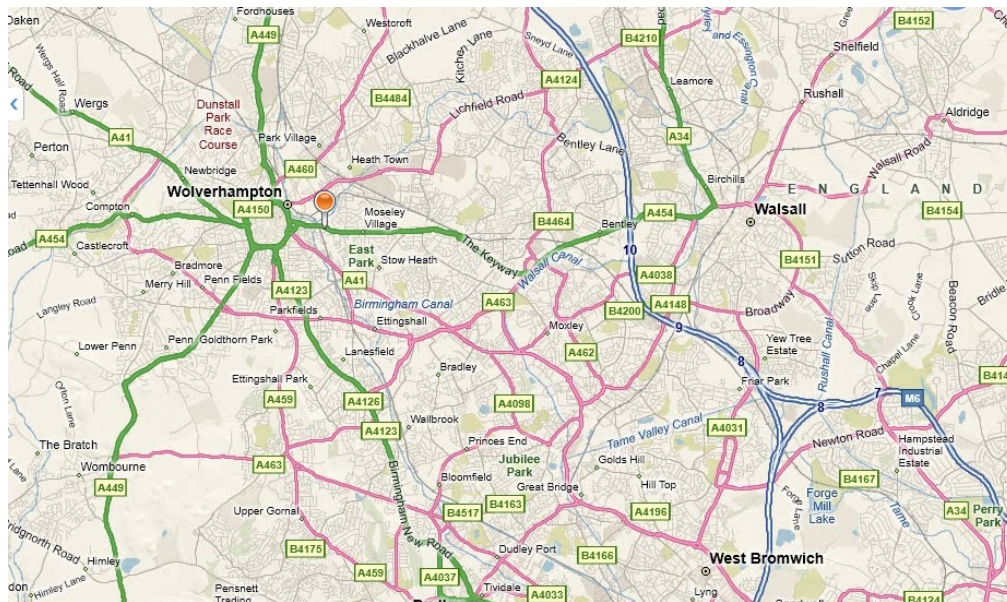
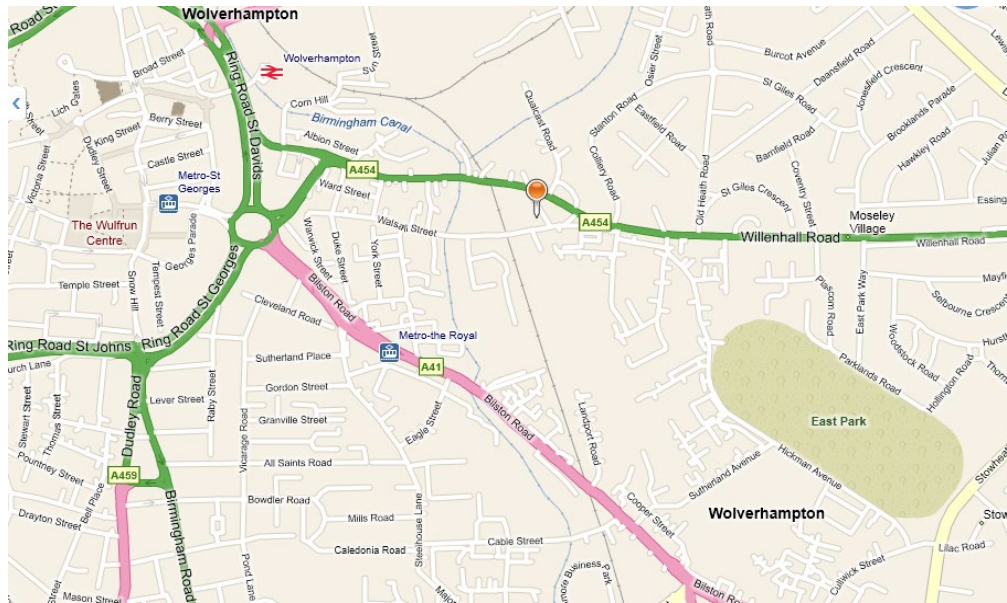




SITE PLAN



LOCATION PLAN



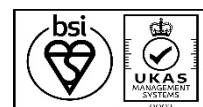
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