

# FOR SALE

**FREEHOLD OFFICE IN PROFESSIONAL  
SECTOR OF CITY**



**25 WATERLOO ROAD,  
WOLVERHAMPTON, WV1 4DJ**

- Offices Over Four Floors
- Approximate Area 2,209 ft<sup>2</sup> (205.24 m<sup>2</sup>)
- Spacious Accommodation
- Car Parking At Rear
- Vacant Possession

## 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 Clarence Street which leads to a private car park for up to 8 vehicles.

## DESCRIPTION

The property is thought to date from the mid-18<sup>th</sup> Century originally constructed as a dwelling but converted to office use many years ago.

The property presents an imposing elevation onto Waterloo Road within a terrace of similar properties. It stands behind a paved forecourt with brick retaining wall.

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

The accommodation is arranged over four storeys sub-divided into a series of spacious rooms but capable of being re-configured to suit the requirements of future occupiers.

## ACCOMMODATION

Description	SQFT	SQM
Lower Ground Floor	494	45.88
Ground Floor	502	46.61
First Floor	585	54.33
Second Floor	629	58.41
<b>TOTAL</b>	<b>2,209</b>	<b>205.24</b>

## RATING

The Valuation Office website records three listings for the property as follows:

Basement Rear of 25 Waterloo Road	£4,050
Ground Floor Front Office 25 Waterloo Road	£2,600
Rear of Ground, First and Second Floor 25 Waterloo Road	£9,900

## TENURE

The freehold interest is for sale with the benefit of vacant possession.

## 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 £325,000 for the freehold interest with vacant possession

## 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 4968. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk)

## EPC

Energy Performance Asset Rating: D

## LOCATION PLAN



## ADDITIONAL IMAGES



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

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[www.firstcity.co.uk](http://www.firstcity.co.uk)

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