

FOR SALE

OFFICES AND SHOWROOM



**337 TETTENHALL ROAD,
WOLVERHAMPTON, WV6 0JZ**

- Prominent position on Tettenhall Road
- Suitable for a variety of uses STP
- Accommodation over four floors 1,573ft² (146m²)
- Car parking at rear

LOCATION

The property is located fronting onto Tettenhall Road (A41), Wolverhampton within the established "Newbridge Parade". The property has the particular benefit of a side access which leads to a private car park for up to 4 vehicles.

DESCRIPTION

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

The property presents an attractive elevation onto Tettenhall Road within a terrace of similar properties.

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

The accommodation is arranged over four floors with a mixture of open plan and cellular accommodation but capable of being re-configured to suit the requirements of future occupiers.

ACCOMMODATION

Description	SQFT	SQM
Lower Ground Floor	489	45.49
Ground Floor	590	54.84
First Floor	335	31.10
Second Floor	159	13.73
TOTAL	1,573	146.07

RATING

The Valuation Office website lists the property with a rateable value of £8,600 effective 1st April 2023.

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 excess of £300,000 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 5107. Ask for Christopher Bywater chris@firstcity.co.uk

EPC

Energy Performance Asset Rating: C



LOCATION PLAN



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

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