

## FOR SALE

SELF CONTAINED OFFICE IN PROFESSIONAL  
SECTOR OF CITY



**18 WATERLOO ROAD,  
WOLVERHAMPTON**

- Offices Over Three Floors Plus Cellar Storage
- Approximate Area 2,567 ft<sup>2</sup> (239 m<sup>2</sup>)
- High Quality Accommodation In Excellent Condition
- Car Parking At Rear
- Suitable For A Variety Of Uses

## 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 Red Lion Street which leads to a private car park for up to 5-6 vehicles.

## DESCRIPTION

The property is thought to date from the mid-19<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 and is the left-hand half of a semi-detached building. It stands behind a raised garden area with brick retaining wall and is approached by stone steps.

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

The accommodation extends over three storeys plus a useful cellar storage space and has been maintained to a good standard offering cellular accommodation.

A lift has been installed at the rear of the property to facilitate access from the car park which is at a higher level.

## ACCOMMODATION

Description	SQFT	SQM
Ground Floor	726	67
First Floor	941	87
Second Floor	332	31
Cellars	568	53
<b>TOTAL</b>	<b>2,567</b>	<b>239</b>

## RATING

The Valuation Office website records three listings for the property.

Ground Floor	£8,300
First Floor	£7,500
Second Floor	£1,700

## TENURE

The property Freehold will be sold with 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 £425,000 for the freehold interest.

## 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 5302. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk)

## EPC

Energy Performance Asset Rating: E

## LOCATION PLAN



## ADDITIONAL IMAGES



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

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