

FOR SALE/TO LET (WILL DIVIDE) WAREHOUSE, OFFICE & YARD



ALMA STREET, WOLVERHAMPTON, WV10 0EY

- Unit A approximately 619 sqm (6,662 sqft)
- Unit B approximately 747 sqm (8,041 sqft)
- Workshops and storage buildings with offices
- Fenced & Gated Site
- Unit B Freehold/Unit A Long Leasehold
- Total Site Area 0.19 ha (0.46 acres)
- Circa 1 mile to the east of Wolverhampton city center

LOCATION

The premises are located between two arterial roads, Willenhall Road and Wednesfield Road on the eastern side of Alma Street within the Heath Town suburb of Wolverhampton. Wolverhampton City centre is approximately 1 mile via the main A4124 Road. Junction 10 of the M6 can be accessed approximately 3.5 miles to the east via the A454 and Black Country Route. The property is within an area of mixed commercial and residential use and situated between a main railway line and the Wyrley and Essington canal.

DESCRIPTION

The premises comprise two separate workshops and interconnected storage units dated circa 1977 onwards, extended circa 1999 and 2005.

They are separated by a gated hard surfaced loading/access yard with vehicular access onto Alma Street.

Unit A

Comprises a workshop with metal shutters fronted by single storey offices, toilets and kitchenette with an interconnected warehouse extension to the rear. A mezzanine floor to parts.

The premises are brick built with a concrete portal frame surmounted with profile sheeting with roof lights. Solid concrete floors. Eaves height in the workshop is 2.9m minimum and 4.9 maximum. Roller shutter loading access.

Access through to a more recently built rear warehouse which is steel portal framed with profile metal cladding. Solid concrete floors. Eaves height in the warehouse is 5.23m minimum and 6.3m maximum. Roller shutter access to yard.

Unit B

Comprises a single bay industrial property fronted by two storey offices with an interconnected two storey workshop at the rear.

The premises are brick built, surmounted with a steel truss roof and profile sheeting with roof lights. Solid concrete floors. Eaves height of circa 3.5m. Roller shutter loading access.

Access through to rear two storey workshop which is steel portal framed with brick walls and profile metal cladding. Solid concrete floors. Eaves height is 2.8m beneath an upper floor workshop. Roller shutter doors access both ground and first floor.

The two storey office building is a more recent extension. Brick construction with metal profile cladding sheeting and upvc windows with metal shutters.

ACCOMMODATION

Unit A	Description	SQFT	SQM
	Workshop & Offices	3,530	328
	Warehouse	2,500	232
	Mezzanine	632	59
	TOTAL	6,662	619

Unit B	Description	SQFT	SQM
	Workshops	4,628	430
	First Floor Workshop	1,292	120
	Offices	1,636	152
	Side Store	485	45
	TOTAL	8,041	747

	GRAND TOTAL	14,703	1,366
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TENURE

Unit A is long leasehold on the following terms:

- 99 years from 9th February 1978
- Landlord: Wolverhampton City Council
- Current rent £7,100 pa. Rent reviews every 14 years.

Unit B is freehold.

SERVICES

We understand all main services are connected to unit B but unit A does not have a main gas supply. All interested parties should make their own enquiries to the relevant authorities regarding the suitability, capacity and location of services.

VAT

We understand the owner has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

RATEABLE VALUE

Unit A £28,250 – 1 April 2023

Unit B £19,750 – 1 April 2023

SALES PRICE

Offers are invited in the region of £750,000 (Seven Hundred and Fifty Thousand Pounds) for both Units A and B.

Alternatively, the units will be divided and sold independently, the sales price is available upon request.

RENTAL PRICE

Consideration will be given to renting Unit A on Full Repairing and Insuring (FRI) Terms, at a rent of £3.75 per sqft.

EPC

EPC rating unit A – 105E

EPC rating unit B – 69C

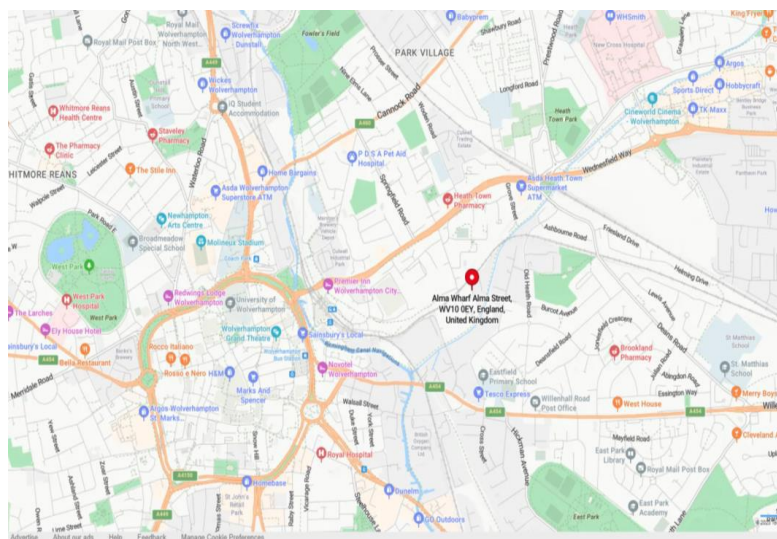
LEGAL COSTS

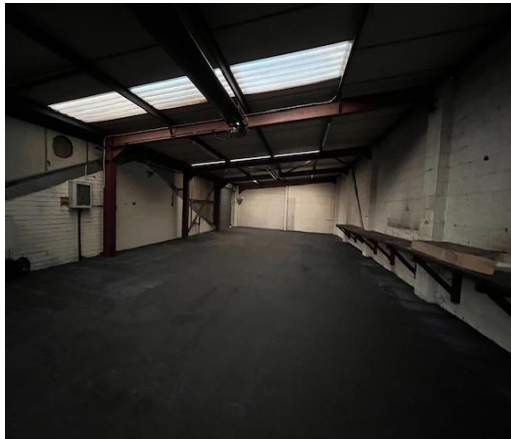
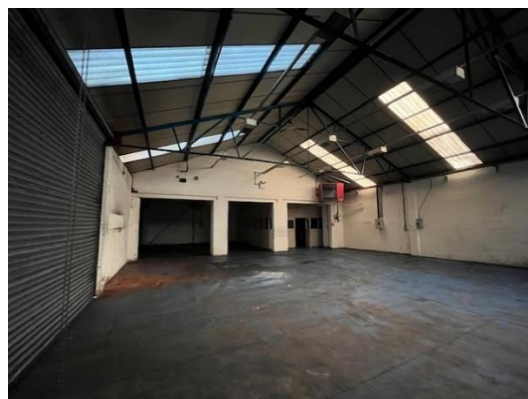
Each party will be responsible for their own legal costs.

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5212. Ask for Neil Hazlehurst neil@firstcity.co.uk

LOCATION PLAN





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

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