

FOR SALE

PROMINENT ATTRACTIVE PROPERTY IN POPULAR VILLAGE



79-81 HIGH STREET

ALBRIGHTON

WOLVERHAMPTON

WV7 3JA

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is located on the High Street in the heart of Albrighton. Wolverhampton City Centre is approx. 7 miles south-east and Junction 3 of the M54 motorway is approx. 2.5 miles north-west, which also provides access to the M6 motorway.

The premises is situated within a popular village setting, amidst a prominent retail parade along the High Street of Albrighton which consists of a range of national and local occupiers of all variety of uses including; retail, café, restaurants, hair and beauty, chemist, post office and more.

DESCRIPTION

The property currently comprises of a ground floor retail area (coffee shop) and a first-floor yoga/pilates studio, with an attractively laid out fore-garden and private parking to the rear.

Currently fully let on a single tenancy, together with sub-tenancies to both floors. The property provides a good investment opportunity but also lends itself to a variety of uses, should a buyer want vacant possession.

We are advised of a lapsed planning consent that was approved in 2016 for the erection of a 2-storey extension at the front of the property. (Shropshire Council Website Ref: 16/01223/FUL).

FLOOR AREAS: (Approximate Net Internal)

	Sqft	Sqm
Ground Floor	1,014	94.3
First Floor	893	83.0
Total	<u>1,907</u>	<u>177.3</u>

TENURE

The property is understood to be freehold and is offered for sale with the benefit of the existing head lease and sub-leases.

NB: The current leaseholder has indicated his preference to surrender his tenancy, in which case the property lends itself to being sold with vacant possession. However, the current sub-tenants have expressed an interest to remain at the property and may agree to negotiate a new lease.

VAT - All costs / prices are exclusive of but subject to VAT if applicable.



For Illustration Purposes Only

Not to Scale

GUIDE PRICE

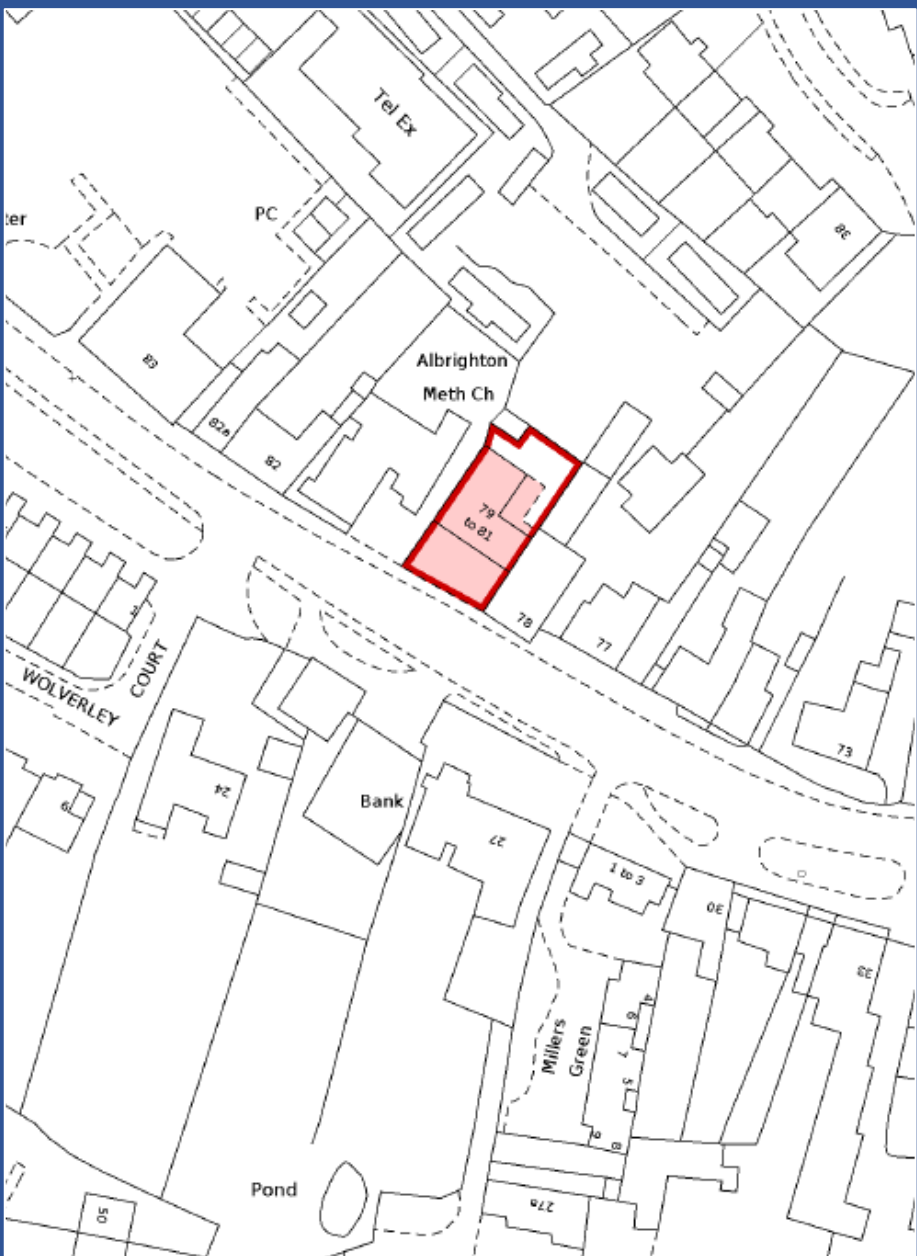
Offers are invited in the region of **£350,000** for the freehold interest. Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

TENANCIES

Head Lease - The whole property is let to a single tenant on a tenant's full repairing and insuring basis for a 7-year term from 17th January 2023.

Lease terms are available upon request.

Sub-tenancies/Licences – we do not hold lease documents for the current sub-tenants.



LOCAL AUTHORITY RATES

Interested parties must satisfy themselves with the up-to-date rating assessments via the Valuation Office Agency and in respect of actual rates liabilities and potential Reliefs available, with the Local Authority.

SERVICES

We understand that mains water, gas, drainage and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the availability and capacity of all services.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their intended use of the property.

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

ENERGY PERFORMANCE ASSET RATING – Upon Request

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.
Tel: 01902 421216
Email: wolverhampton@tsrsurveyors.co.uk



Dated: June 2024

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."