

*2 Sunita's*

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SOUL ESTATES  
SALES & LETTINGS

# BUSINESS FOR SALE





# BUSINESS FOR SALE : £40,000

- BUSINESS FOR SALE
- AVAILABLE IMMEDIATELY
- GROUND FLOOR RETAIL TO LET - ON A NEW LEASE
- GROUND FLOOR UNIT APPROX.: 515 SQ FT
- CENTRAL TO MANY RESIDENCIES, LOCAL BUSINESSES, COMMUNITY CENTRES AND EDUCATIONAL FACILITIES
- DUDLEY ROAD, WHICH IS A POPULAR COMMUTER ROUTE IN AND OUT OF WOLVERHAMPTON CITY CENTRE
- FLEXIBLE TERMS AVAILABLE



# PROPERTY DESCRIPTION:

Soul Estates is delighted to offer this rare opportunity to acquire a thriving Indian clothing business, proudly serving the local community for over 14 years.

Situated on Dudley Road, Wolverhampton, the property enjoys a prominent position within a busy shopping parade just 0.7 miles from Wolverhampton City Centre. The area benefits from high footfall and a diverse mix of neighbouring businesses including pharmacies, supermarkets, takeaways, betting shops, and other retailers.

This well-regarded clothing store is renowned for its high-quality bridalwear, partywear, sarees, lehengas, salwar suits, and accessories. The sale includes:

Full inventory of dresses, jewellery, suits, unstitched materials, and linings  
Display units, clothing rails, mirrors, a counter, and LED lighting  
Established customer base and strong local reputation

## **DESCRIPTION**

The property comprises a self-contained ground-floor retail unit with a small Kitchen, storage and WC to the rear of the property.

## **TENURE**

We are advised that the business is being sold on a new Leasehold basis. The rent is £12,000 per annum, and we are advised that the rates payable are TBC per annum.

## **PREMIUM**

£40,000 for the fixtures and fittings and Inventory.

## **ACCOMMODATION**

Total Area approx.

Ground Floor – 515 Sq Ft. APPROX



# PROPERTY DESCRIPTION:

## **TERMS**

The property is available to let on a long-term Full Repairing and Insuring Lease.

## **RATEABLE VALUE**

The property is rated as follows:

Valuation – Current rateable value TBC

The information is supplied by the Valuation Office Agency and should be verified by Local City Council by any interested parties.

## **LEGAL COSTS**

Each party are to be responsible for their own legal costs incurred during this transaction.

## **ENERGY PERFORMANCE CERTIFICATE**

Available upon request from the agent.

## **SERVICES**

We understand that all mains services are available to the property.

Prospective tenants should make their own enquiries as to the suitability and adequacy of the supplies for their own purposes.

## **AVAILABILITY**

The property is immediately available following completion of legal formalities.

## **VIEWINGS**

Strictly via prior appointment through the sole selling agent **Soul Estates on 0121 647 6779.**

















1 PRICE SALE  
2 ~~£149~~  
NOW  
£74

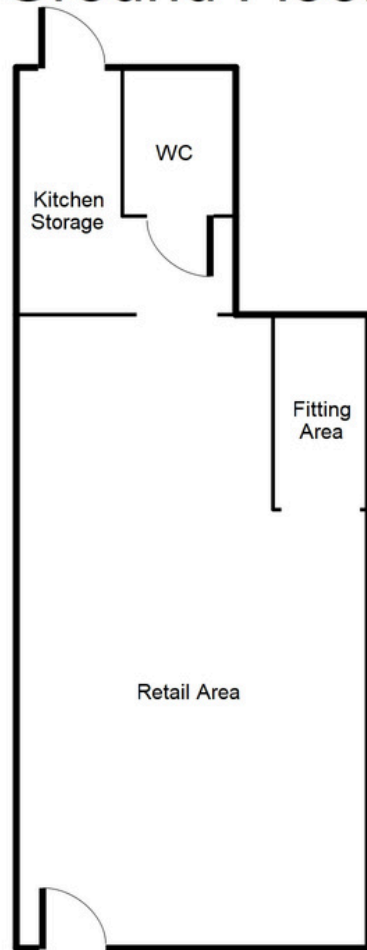
1 PRICE SALE  
2 ~~£149~~  
NOW  
£74

1 PRICE SALE  
2 ~~£149~~  
NOW  
£74



# FLOOR PLANS:

## Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

### **RETAIL AREA:**

39' 11" X 11' 7" (12.16M X 3.53M)

### **KITCHEN & STORAGE & WC:**

8' 5" X 64' 0" (2.56M X 19.49M)



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## CONTACT US

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