

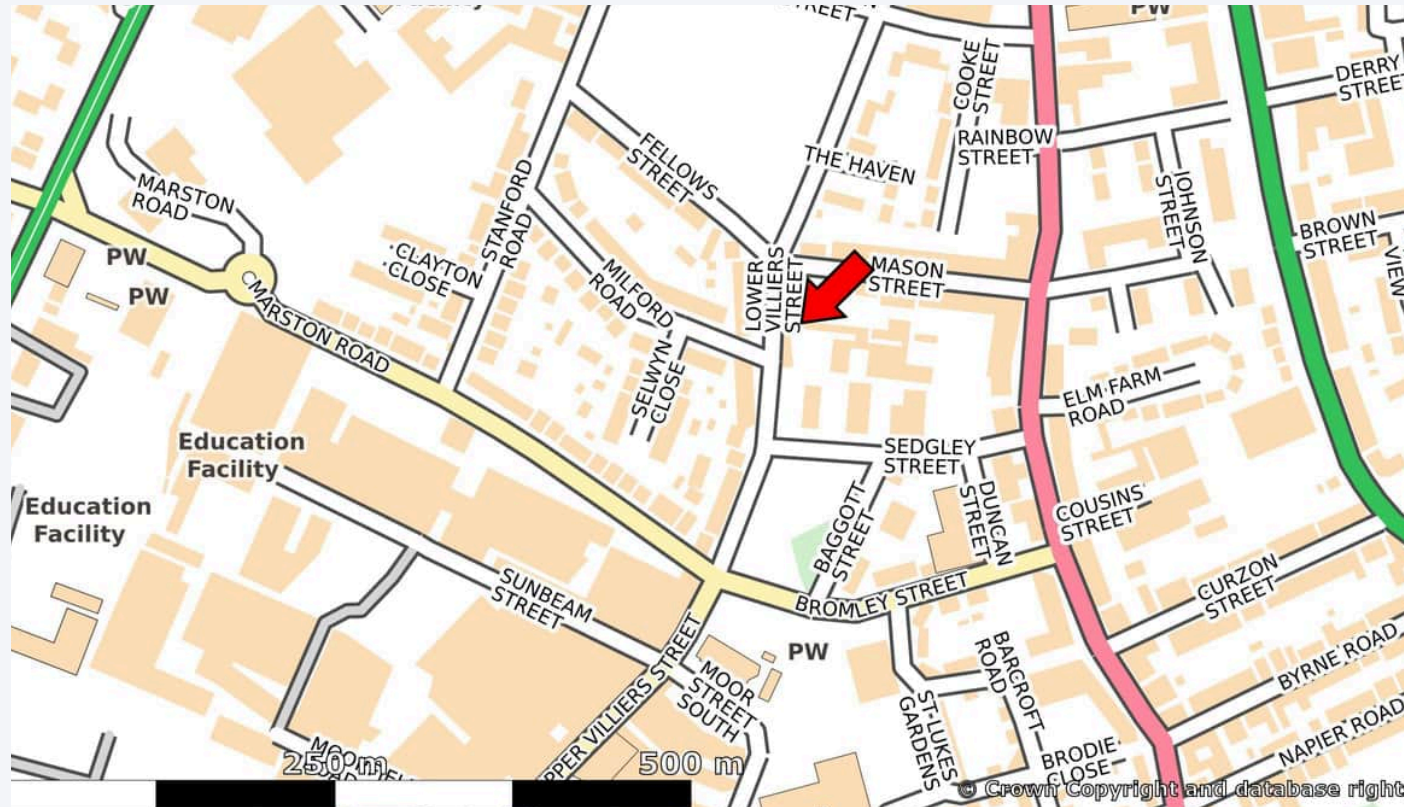
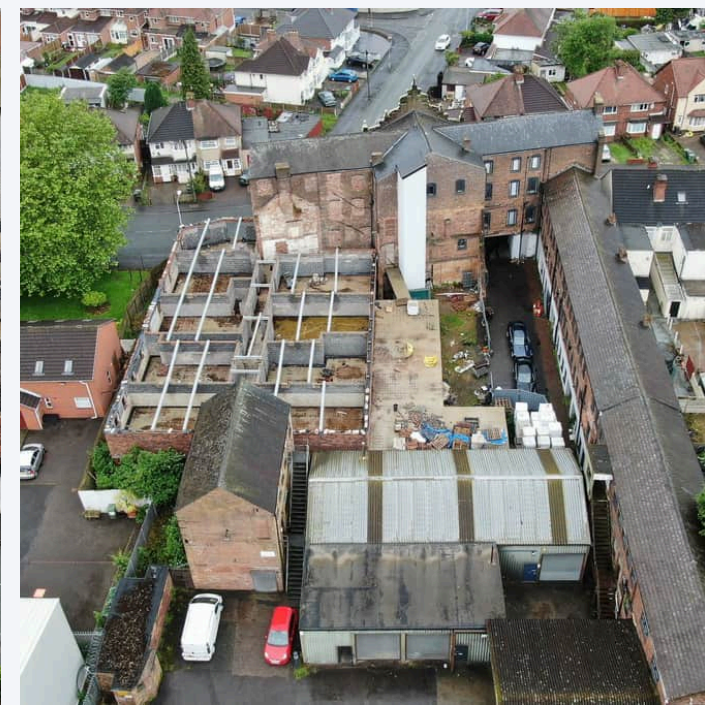
NIPHON WORKS, 43-68 LOWER VILLIERS STREET

WOLVERHAMPTON, WV2 4NA



EXECUTIVE SUMMARY

- Iconic building situated less than a mile from Wolverhampton City Centre
- Comprises of 17 converted one and two-bedroom residential dwellings
- Planning consent for the development of a further 32 apartments
- Close to local and national occupiers including; Sainsbury's, Curry's, PureGym and more
- Local Transport links nearby
- Freehold For Sale
- **Price on Application - contact agents for further details**



TSR

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SW

Sanderson
Weatherall

Mander Centre

Wolverhampton Bus & Train Stations

Boundary line indicative only

ALDI Superstore

St John's Retail Park



LOCATION & DESCRIPTION

The iconic Nippon Works building is situated in Lower Villers Street, and was originally built in 1885.

Nippon Works is located in the City of Wolverhampton and within close distance of local transport and amenities.

Fronting Lower Villiers Street which links to the inner ring road, circling Wolverhampton City Centre, via the A459. This provides access to the A4150 Ring Road St John's, which links to all main arterial routes in and out of the City Centre, including the M54 and M6 motorways.

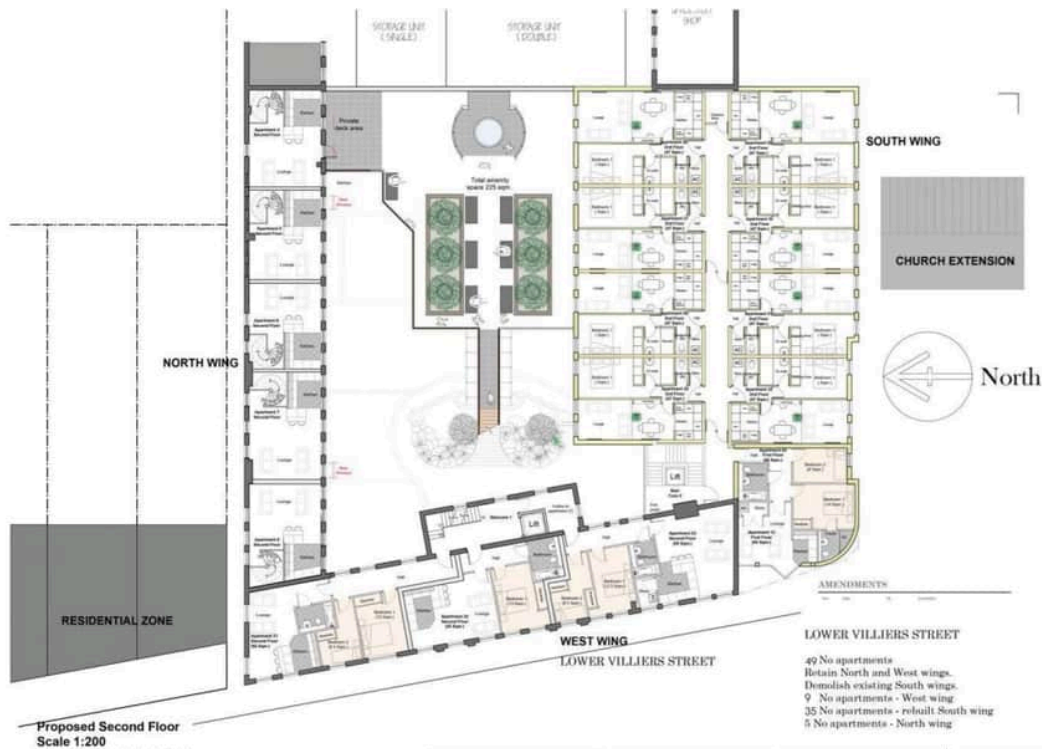
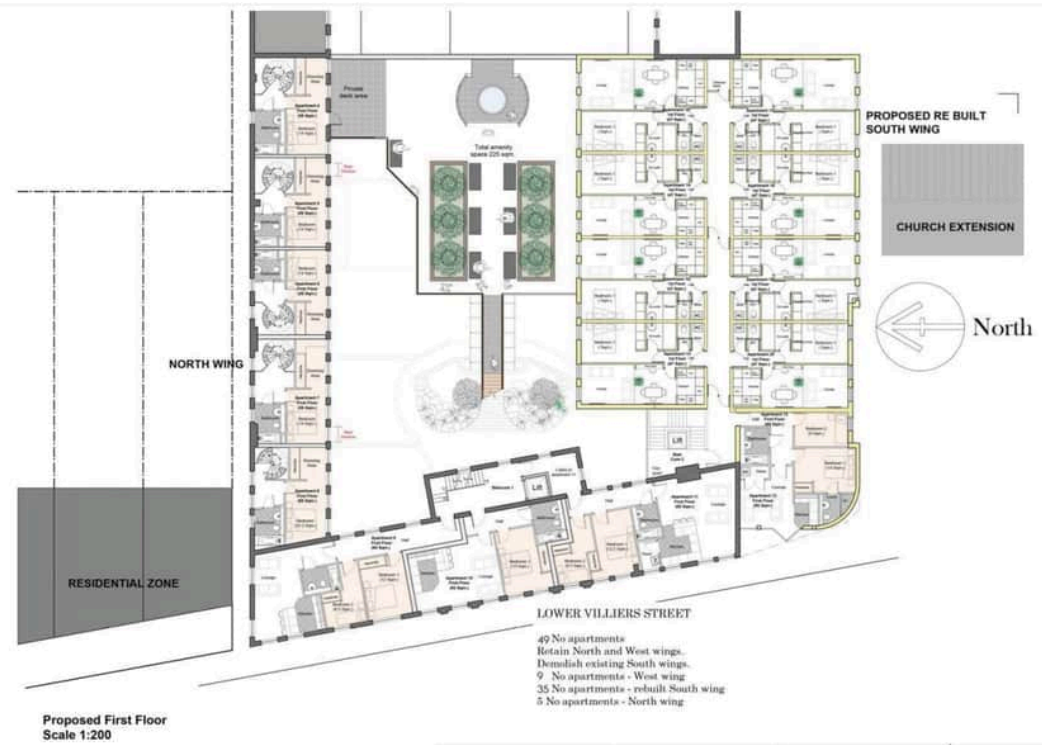
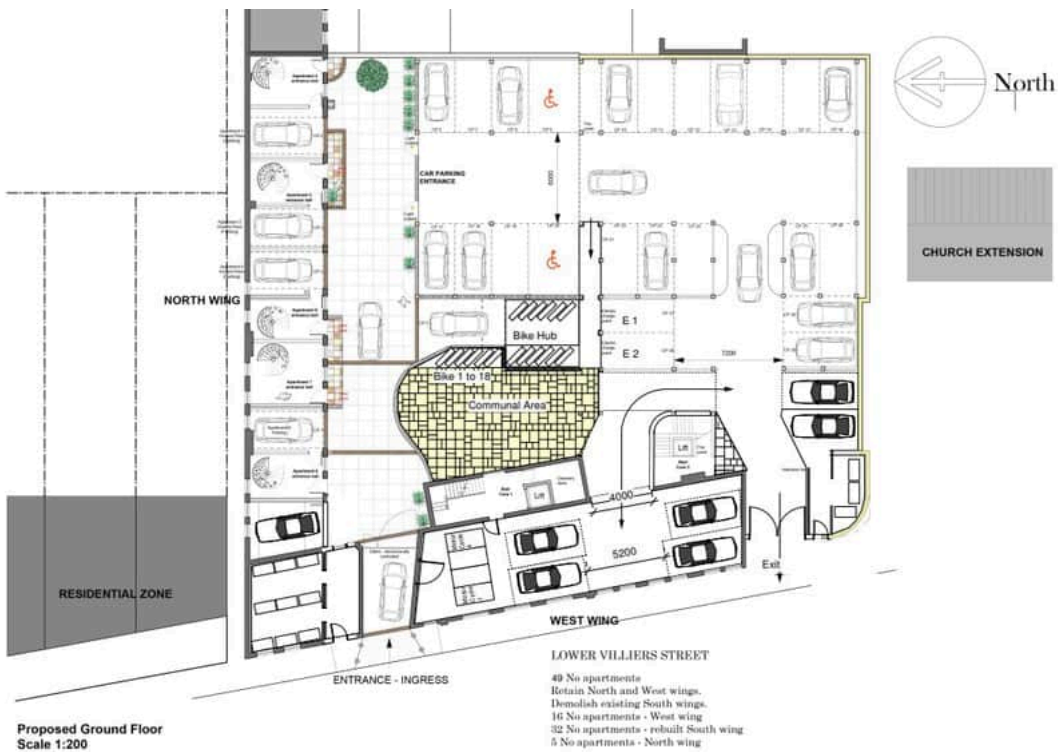
The front of the building comprises of 17 converted residential dwellings which currently generate an income of circa £96,480.

The apartments are situated over the available floors, with shared entrances and separate boilers for each apartment.

The property benefits from planning consent for the development of a further 32 residential dwellings.

Total Site Area (taken from Edozo) extends to approximately 0.36 acres (0.146 hectares).





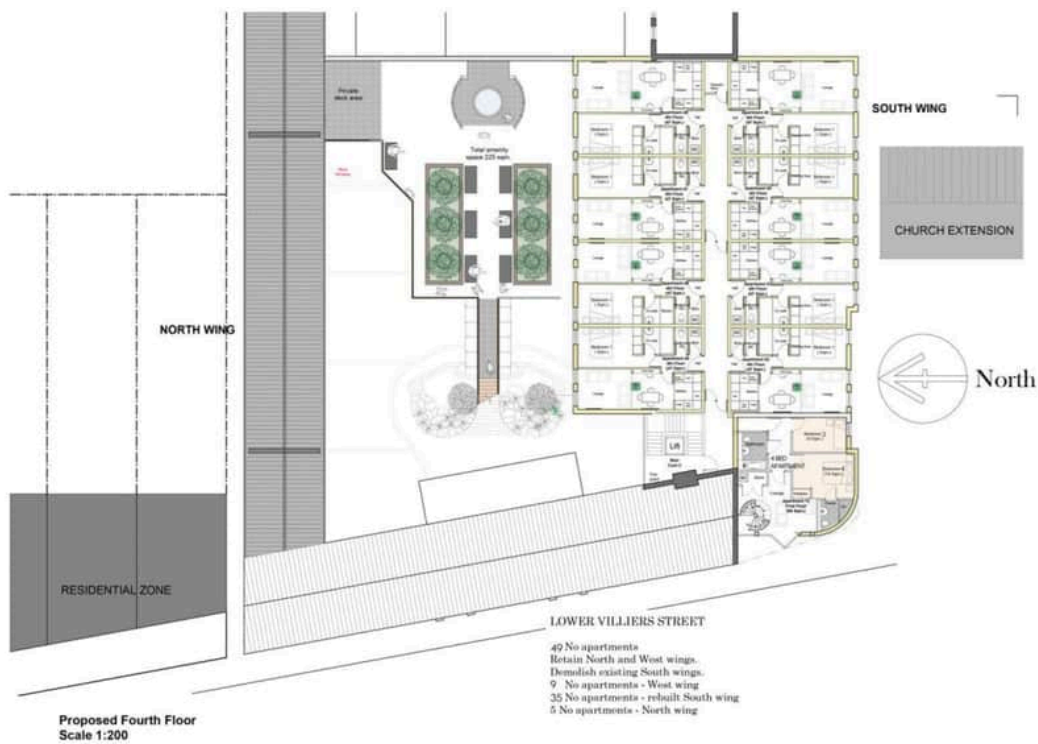
PLANNING

A planning application (City of Wolverhampton Council, Planning Ref: 17/00493/FUL) was submitted in 2017 for the “Conversion of former factory to form 49 residential units (including part demolition and reconstruction)”

The application was granted and works had begun shortly thereafter in which 17 apartments were converted. 13 of the flats are currently confirmed as let and producing an annual income of circa £96,480.

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

**Attached plans are for reference purposes only and should not be relied upon.*



ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

SERVICES

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

VAT

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

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing occupational leases.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING 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

CONTACT DETAILS

For further information or to arrange a viewing, please contact:

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