



Scholars Walk, 182 Stafford Street, Wolverhampton, WV1 1NA

FOR SALE

INVESTMENT PROPERTIES

Purchase Price
£1,250,000

Prime Residential Investment

Opposite University of Wolverhampton

Opportunity to increase rental

Location

The property is located on Stafford Street at its junction with Whitmore Street in the centre of Wolverhampton. The University of Wolverhampton is located directly opposite and the surrounding area comprises a mix of retail and residential. The main shopping centres are all within a five minute walk of the property and there is ample public parking within the vicinity.

Description

The three storey premises was historically the local Registry Office until it was converted to provide residential accommodation approximately 15 years ago. The property now provides 12 apartments over the three floors comprising 6 x 2beds and 6 x 1beds.

The apartments have all been finished to a good standard with the developer incorporating a number of architectural features throughout and making the most of the lofty ceiling heights by incorporating mezzanine floors with galleried features to a number of the bedrooms. The premises are heated by two new gas boilers with each apartment having individual thermostats and each having their own electric metering.

To the rear is a small, gated service yard providing useful bin storage and rear access points to both the lower ground and ground floors.

Accommodation and Rents

The property currently generates £115,680 (£9,640pcm) and there is scope to further increase the rents to approximately £120,000 per annum (£10,000pcm).

EPC

EPC's are available upon request

Compliance

A data pack can be made available for inspection, providing ASTs, Legionella reports, Gas safety, electric certificates, (as and where appropriate).

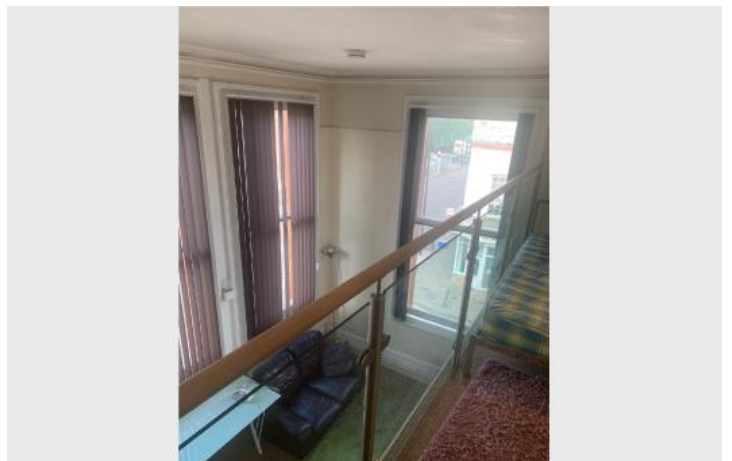
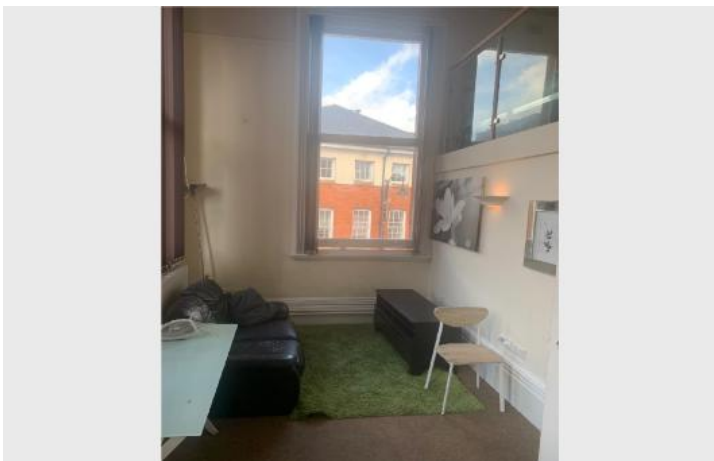
Price

£1,250,000

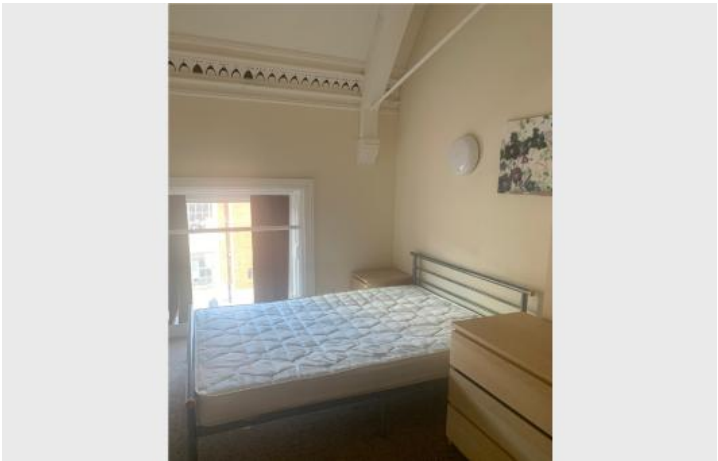
Subject to Contract

Viewing strictly by appointment with Michael Tromans & Co LLP

Additional Images



Additional Images

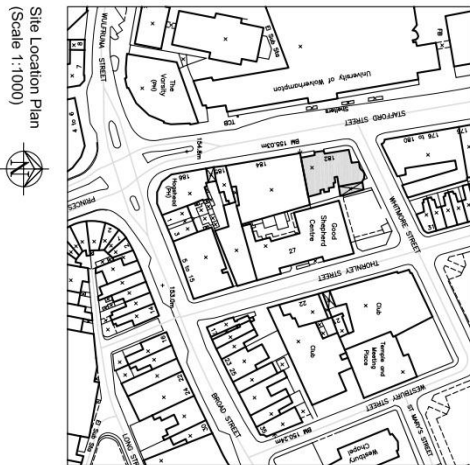
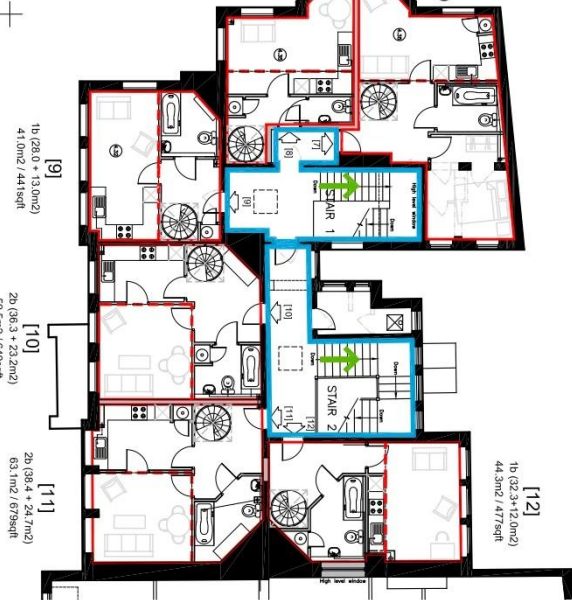
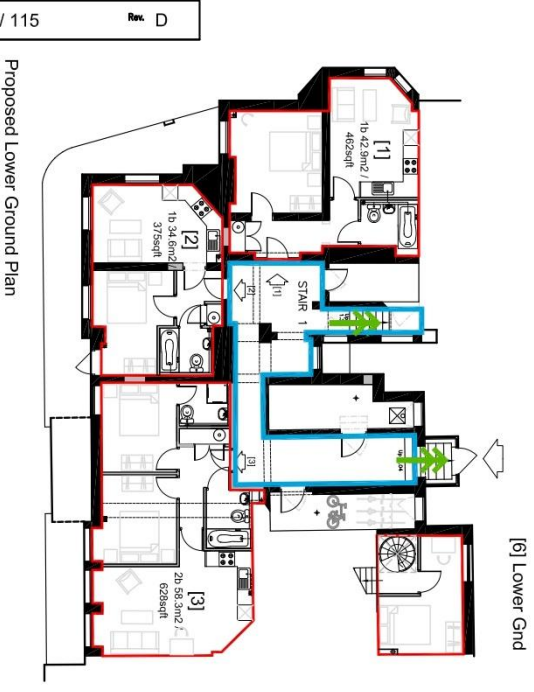
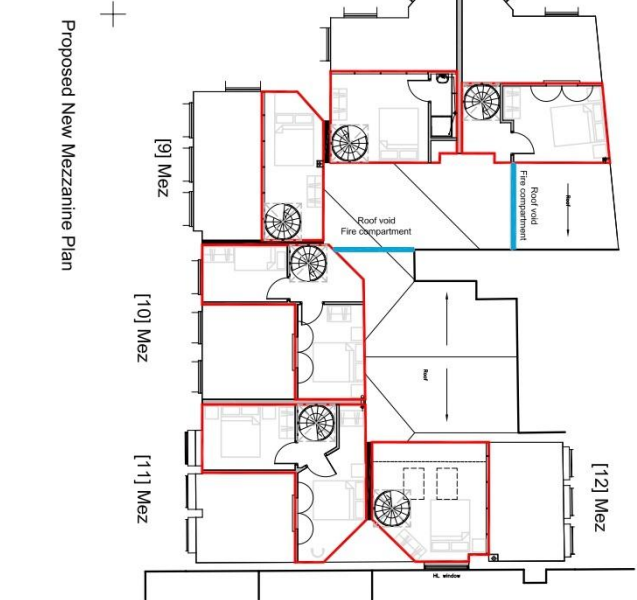
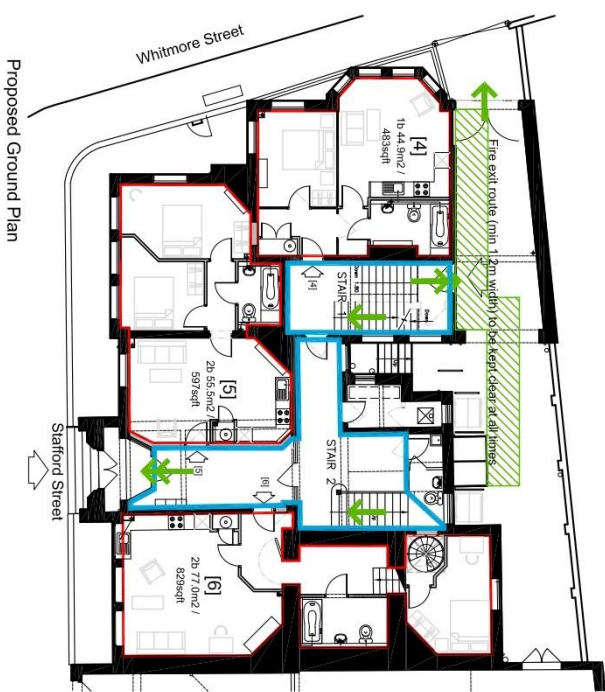


Start Portfolio monthly rents

Per month	Rent as at 29/09/2019	Rent as at 30/09/2020	Rent as at 31/07/2021	Rent as at 31/07/2022	Rent as at 14/09/2023	Rent as at 22/8/2024	Rent as at 16/09/24	Rent as at 20/01/25	Rent as at 28/3/25	Rent as at 23/06/25	Rent as at 18/09/25
apt 1	£500.00	£500.00	£500.00	£500.00	£575.00	£575.00	£575.00	£575.00	£575.00	£575.00	£575.00
apt 2	£495.00	£565.00	£565.00	£565.00	£725.00	£725.00	£725.00	£725.00	£725.00	£725.00	£875.00
apt 3	£600.00	£600.00	£600.00	£650.00	£750.00	£750.00	£725.00	£875.00	£875.00	£875.00	£875.00
apt 4	£520.00	£520.00	£520.00	£545.00	£650.00	£650.00	£725.00	£725.00	£725.00	£725.00	£725.00
apt 5	£560.00	£560.00	£560.00	£560.00	£560.00	£650.00	£650.00	£650.00	£650.00	£850.00	£850.00
apt 6	£595.00	£595.00	£650.00	£675.00	£750.00	£790.00	£810.00	£875.00	£895.00	£850.00	£850.00
apt 7	£595.00	£645.00	£645.00	£700.00	£775.00	£775.00	£775.00	£800.00	£800.00	£800.00	£800.00
apt 8	£500.00	£550.00	£575.00	£575.00	£660.00	£695.00	£695.00	£750.00	£750.00	£750.00	£750.00
apt 9	£540.00	£565.00	£565.00	£580.00	£685.00	£725.00	£725.00	£725.00	£725.00	£725.00	£725.00
apt 10	£660.00	£660.00	£650.00	£675.00	£750.00	£875.00	£875.00	£875.00	£875.00	£875.00	£890.00
apt 11	£660.00	£595.00	£595.00	£675.00	£775.00	£775.00	£875.00	£875.00	£875.00	£875.00	£875.00
apt 12	£550.00	£550.00	£575.00	£625.00	£695.00	£695.00	£785.00	£785.00	£785.00	£785.00	£850.00
	£6,715.00	£6,985.00	£7,000.00	£7,325.00	£8,350.00	£8,680.00	£9,040.00	£9,285.00	£9,305.00	£9,460.00	£9,640.00

Location Map





S R DAVIS ARCHITECTS 182 Stafford Street Wolverhampton West Midlands B9 4DL Tel: 01902 626224 www.srdavisarchitects.com		Project Residential Conversion 182 Stafford Street Wolverhampton Start Estates Ltd	
Client Start Estates Ltd		Title Proposed Fire Strategy Plan	
Drawn JB Scale NTS (at A3)		Checked SPD Status AS BUILT	
Dwg No 3342 / 115		Rev. D	

Legend:

- Means of escape direction / route
- Fire exit point
- Fire compartment (30minutes fire resistance)
- Individual apartment (30minutes fire resistance)
- Nb. Between floors - 60minutes fire resistance
- Fire exit route (min 1.2m width) to be kept clear at all times through service area as means of escape route to Whitmore Street

Revision table:

Rev. D	29.09.09	AS BUILT ISSUE	JB	DG
Rev. C	20.10.08	Construction Phase	JB	DG
Rev. B	27.03.09	Initial design	JB	DG

Drawn by: JB
Checked by: SPD
Scale: NTS (at A3)
Status: AS BUILT
Dwg No: 3342 / 115
Rev: D