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commercial property



- ROOM FOR RENTAL GROWTH
- OPPORTUNITY TO CONVERT UPPERS INTO RESIDENTIAL
- RARE FREEHOLD OPPORTUNITY
- OFFICES ON UPPER FLOORS

## INVESTMENT

4,690 SqFt ( 435 SqM )

£950,000 plus VAT

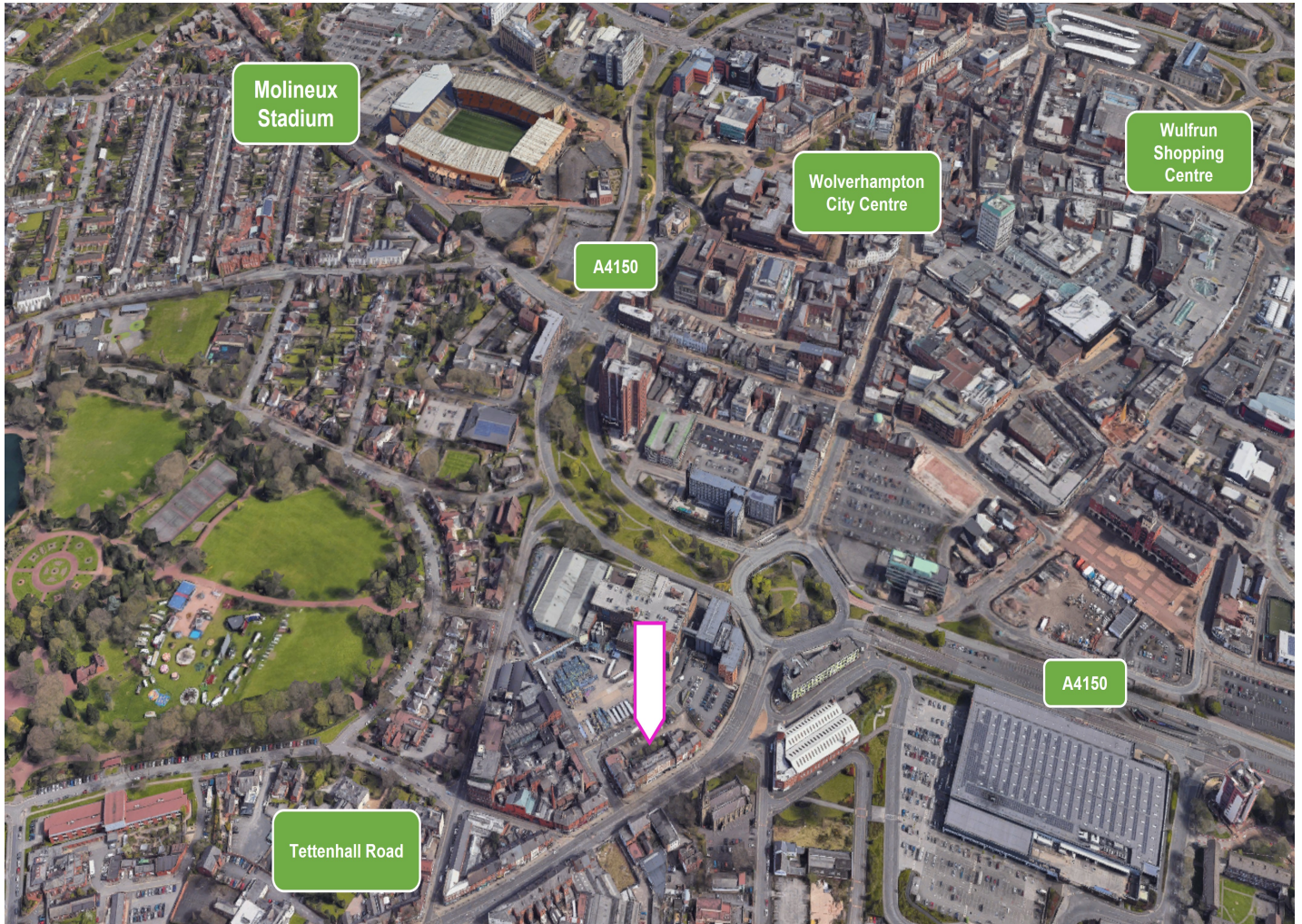
26-32 Chapel Ash, Wolverhampton, WV3 0TN

# FOR SALE



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## Description

This rare freehold opportunity to acquire x3 lock-up shops with 2 floors of offices above is located prominently on Chapel Ash, one of the main routes to and from Wolverhampton City Centre, benefiting from a substantial amount of passing vehicular traffic. The shops are all currently let producing an income of £16,000 per annum (which based on recent lettings within the parade, we believe there is room for the rents to be pushed on).

## Location

The property is located on the busy Chapel Ash close to Wolverhampton City Centre, approximately 0.5 miles away. The surrounding area includes a mix of retailers and professional firms, with a large Sainsburys supermarket and Subway nearby. The property is also situated close to many bus stops and the train station is only 1.5 miles away via the A4150. This provides excellent transport links to the surrounding areas

## Accommodation

26 - 1,303 Sq Ft (GF - 491 Sq Ft, FF - 370 Sq Ft, SF - 441 Sq Ft)

28 - 896 Sq Ft (GF - 484 Sq Ft, FF - 412 Sq Ft)

30-32 - 2,491 Sq Ft (GF - 1,119 Sq Ft, FF - 412 Sq Ft, SF - 399 Sq Ft)

Overall - 4,690 Sq Ft (435 Sq M)

## Rates

26 RV - £6,900

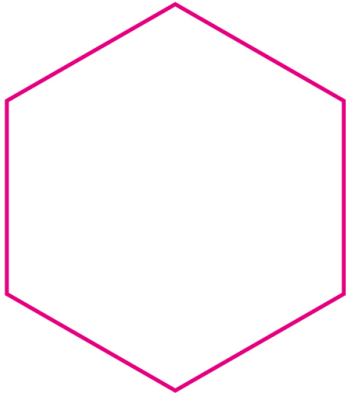
28 RV - £5,600

30-32 RV - £12,500

## Terms

We are seeking offers for the freehold in the region of £950,000 plus VAT.





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