

**On the instructions of the
Executors**



Online Auction

Thursday 15th October 2026

▶ **101 Showell Road,
Wolverhampton,
West Midlands, WV10 9LN**

SW
Sanderson
Weatherall

**Carter
Jonas**

Well located freehold buildings arranged as workshop, offices and warehouse of approximately 1,255.90 sq m (13,519 sq ft). Vacant possession

- Guide Price: £475,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Executors
- ▶ Freehold warehouse, workshop and office buildings
- ▶ 1,255.90 sq m (13,519 sq ft)
- ▶ 0.258 hectares (0.64 acres)
- ▶ Vacant possession



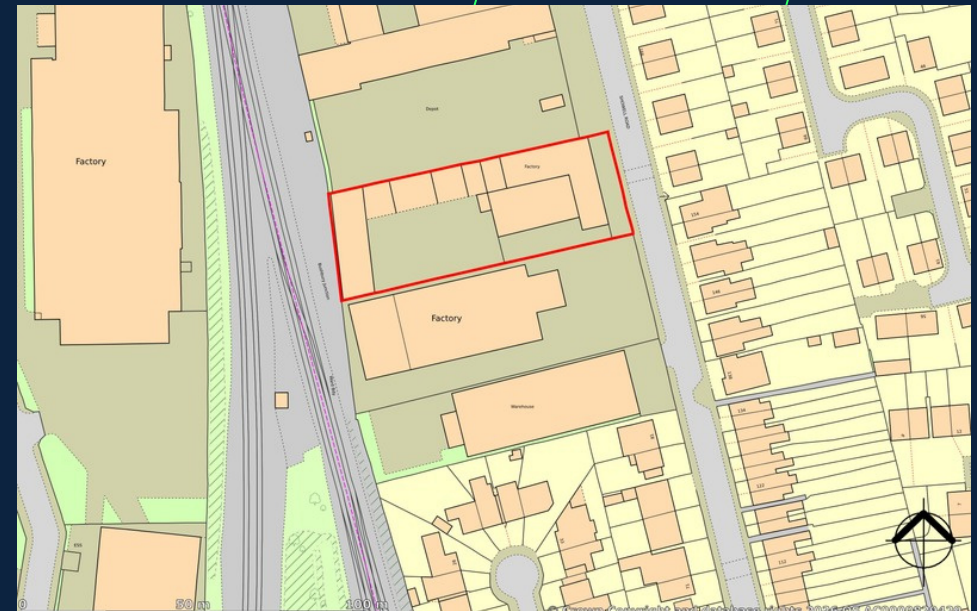
Description

The property comprises a generally level, rectangular fenced site of approximately 0.258 hectares (0.64 acres) comprising a mix of office, workshop and warehouse units with a combined floor area of approximately 1,255.90 sq m (13,519 sq ft) together with hardstanding providing external storage and vehicle parking.

Location

Wolverhampton is located 20 miles north west of Birmingham, 8 miles north of Dudley and 7 miles west of Walsall. The M6 motorway (Junction 10) is situated to the east of the city with the M54, to the north, heading eastwards from Junction 10A towards Telford. Wolverhampton mainline station is close by with regular trains to Birmingham in approximately 24 minutes and to London (Euston) with an average journey time of 1 hour 45 minutes.

The property is situated within a mixed use area on the west side of Showell Road, that runs between Guy Avenue and Bushbury Lane.



Accommodation

Address	Floor	Use	Sq M	Sq Ft
101 Showell Road	Ground	Workshop	277.63	2,988
	Ground	Office	136.92	1,474
	Ground	Workshop	137.36	1,479
	Ground	Plant room	15.25	164
	Ground	Workshop	241.83	2,603
	Ground	Warehouse	285.36	3,072
	Mezzanine	Storage	30.71	331
	Ground	Plant room	6.58	71
	Ground	Staff WC's	15.04	162
	Ground	Workshop	109.19	1,175
Total			1,255.90	13,519

The areas have been taken from the VOA website.

Planning

For further enquiries contact the local authority.

Wolverhampton City Council (01902 551155) www.wolverhampton.gov.uk

Further Information

Tenure

Freehold

EPC

Awaiting

VAT

Please refer to the legal documentation in this regard







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Weatherall

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Dated - 06/07/2026