

FOR SALE



CROWN STREET | WOLVERHAMPTON | WV1 1PX

COMMERCIAL YARD WITH OFFICES AND WORKSHOP APPROX. 0.48 ACRES

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

- Offices, workshop and Yard For Sale

- Approx. 0.48 acres (0.19 hectares)

- **Price: £595,000**

Location

The yard is located on Crown Street, which is just off the main Stafford Road leading into Wolverhampton City Centre (approximately 1 mile to the north). The Stafford Road provides links to the M54 and greater midlands motorway network. The site is situated amongst various industrial units in a popular commercial location.

Description

The site extends to approximately 0.48 acres of external concrete surfaced yard space. The plot includes a two-storey detached brick-built building comprising of various offices, along with kitchen and W/C facilities. The ground floor incorporates a small office space, as well as workshop and storage facilities. There is a twin gated access from Crown Street, and the yard benefits from a recently installed weighbridge.

Accommodation

	Acres	Hectares
Total	0.48	0.19

Services (Not Checked or Tested)

We are advised that the mains water, electricity, and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The Freehold of the property is available, with vacant possession upon completion.

Price

£595,000 for the freehold interest.

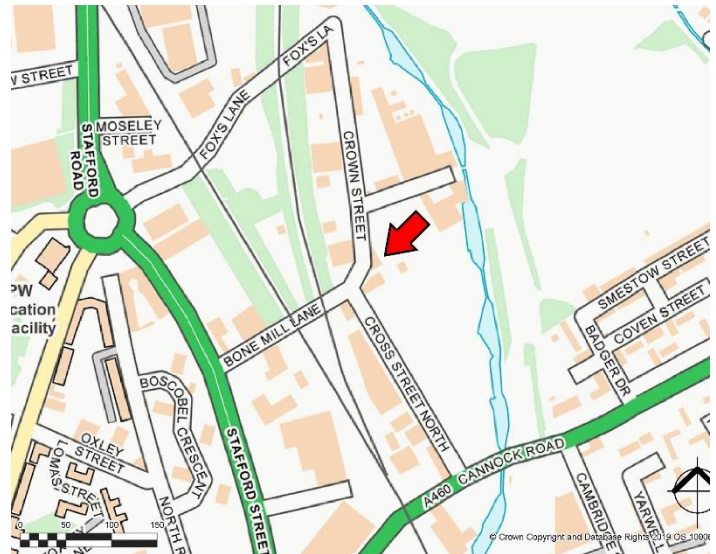
Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Office and premises
Rateable Value – £4,050

Description – Factory and premises
Rateable Value – £14,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only Scale: Not to Scale
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Energy Performance Rating

Energy Performance Asset Rating: E122

Local Authority

The property is located within the City of Wolverhampton Council.

Planning

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

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

All costs/prices are exclusive of VAT.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk

Date: February 2020

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