

OFFICES – FOR SALE

**BEST AND FINAL OFFERS TO BE SUBMITTED
BY 5PM ON FRIDAY 15TH NOVEMBER 2019**



265 TETTENHALL ROAD | WOLVERHAMPTON | WV6 0DE
Office with parking located a short distance from Wolverhampton City Centre
TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

- Approx. 3453 sq.ft (321.1 sq.m)
- Open plan & cellular offices across multiple floors
- Best and final offers are to be submitted by 5pm on Friday 15th November 2019.

Location

On the busy A41 Tettenhall Road in a predominantly residential area approximately 1½ miles to the north west of Wolverhampton City Centre. There are similar commercial buildings nearby and in the immediate vicinity.

Description

An attractive, semi-detached three storey former residential dwelling that has been converted into office accommodation providing a combination of both open plan and cellular office space of varying standards, including two offices that have comfort cooling. The building also benefits from adequate off-road car parking with a total of 18 marked spaces.

The property is set back from Tettenhall Road with a pleasant landscaped area with shared driveway.

Accommodation

	Sqft	Sqm
Basement	73.3	6.81
Ground Floor	1376.8	127.51
First Floor	1351.9	125.60
Second Floor	658.0	61.13
Total:	3453.0	321.05

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:

Best and final offers are to be submitted by 5pm on Friday 15th November 2019.

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 – Offices and premises
Rateable Value – £25,750

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.

Energy Performance Rating

Energy Performance Asset Rating: E121

Local Authority

The property is located within Wolverhampton Borough Council.



For Reference purpose only Scale: Not to Scale
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Planning

Permission obtained for residential development (no prior approval required). Ref: 19/00263/PAOCO

Potential to extend the property into the rear car park, subject to 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

VAT will not be charged on the sale of this property.

Viewing

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

Date: 7th November 2019

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

And
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection from Unfair Trading Regulations 2008

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