

**MASON
YOUNG**
PROPERTY CONSULTANTS ■

FOR SALE

**GROUND FLOOR RETAIL UNIT WITH
RESIDENTIAL ACCOMMODATION**



**SEISDON STORES, CROCKINGTON LANE,
SEISDON, WV5 7EJ**

1,602 SQ FT (148.9 SQ M)

- FREEHOLD TITLE
- CAR PARK TO FRONT
- ESTABLISHED POST OFFICE
- PART INCOME PRODUCING

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is located on Crockington Lane in Seisdon, Wolverhampton. The A449 Stourbridge Road is located approximately 3.1 miles East from the subject premises, which provides easy access to Stourbridge & Central Wolverhampton. Codsall Train Station is located approximately 5.7 miles from the premises.

DESCRIPTION

The property is a two storey semi-detached premises of brick construction surmounted by a pitched tiled roof. Internally the premises benefit from a self-contained shop on the ground floor which benefits from wooden flooring, plastered and painted walls, a suspended ceiling incorporating LED lights, CCTV, an alarm and gas central heating. To the rear of the property is a 5-bedroom house which comprises of a lounge, kitchen, bathroom and 5 bedrooms on the first floor. To the side of the main building is a further two-bedroom self-contained house which is rented.

There is also car parking available to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	828	77.9
First Floor	774	71.0
TOTAL	1,602	148.9
Two-bed House	UNMEASURED	

PLANNING

Interested parties should contact Wolverhampton City Council at planning@wolverhampton.gov.uk.

SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The Freehold interest is available at a quoting price of £550,000, subject to contract.

LEASE DETAILS

The two-storey residential building on the side of the main building is currently let at a passing rent of £9,000 per annum exc on a 12 month term.

BUSINESS RATES

Interested parties are advised to make their own enquiries to City of Wolverhampton Council on 01902 551 155.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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