

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**TWO STOREY RETAIL/OFFICE PROPERTY –  
INCOME PRODUCING**



**TOORA HOUSE, HOMERS FOLD, BILSTON,  
WOLVERHAMPTON, WV14 0BA**

**1,728 SQ FT (160.5 SQ M)**

- FREEHOLD TITLE
- PROMINENT FRONTAGE
- SELF-CONTAINED
- INVESTMENT PROPERTY

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Homers Fold in Bilston, which is not too far from the A41 Lichfield Street. The A41 provides direct access to Wolverhampton City Centre and Birmingham City Centre. The local area consists of a mixture of national & independent businesses and residential properties. Bilston Central Station is situated a short distance from the premises and benefits from regular trams between Wolverhampton and Birmingham. Junction 10 of the M6 motorway is located approximately 4 miles east from the premises which provides easy access to the M54, M5, A38(M) and the M42.

## DESCRIPTION

The property comprises of a detached two storey retail building of brick construction surmounted by a flat roof. Internally the property is split over two floors and benefits from a glazed shop front on the ground floor, tiled floors, plaster & painted walls, suspended ceiling incorporating CAT 2 lights, gas fired central heating, kitchen and WC facilities. On the first floor, there is a self-contained office which is split into various partitioned rooms that are carpeted and benefit from fluorescent strip lighting, UPVC double glazing, kitchen & WC facilities. There is an electric metal roller shutter to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	883	82
First Floor	845	78.5
<b>TOTAL</b>	<b>1,728</b>	<b>160.5</b>

## PLANNING

Interested parties are advised to make their own enquiries to City of Wolverhampton Council on 01902 511 166.

## SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

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 £235,000, subject to contract.

## LEASE DETAILS

The ground floor retail shop is currently let on at a passing rent of £13,500 per annum exclusive. The first floor is currently let on at a passing rent of £5,040 per annum exclusive giving a total income of £18,540 per annum exclusive.

## BUSINESS RATES

The property is currently split within the 2017 rating listing as the ground floor has a rateable value of £6,900.00. Rates payable will be in the region of £3,443.10 per annum. The first floor has a rateable value of £4,250.00. Rates payable will be in the region of £2,120.75.

Interested parties are advised to make their own enquiries to City of Wolverhampton Council on 01902 511 166.

## 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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