

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**BLOCK OF GARAGES
- DEVELOPMENT SITE (STP)**



**LAND BETWEEN 1-3 MANLOVE STREET, GRAISLEY,
WOLVERHAMPTON, WV3 0HG**

2,000 SQ FT (185.5 SQ M)

- FREEHOLD TITLE
- 5 INDIVIDUAL GARAGES
- AVAILABLE AS A WHOLE OR PART
- DEVELOPMENT POTENTIAL (STP)

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

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

LOCATION

The site is located in a predominantly residential area. The local area provides retail shops, places of worship, schools and other leisure facilities. The property is located in the Graiseley area of Wolverhampton on Manlove Street at the junction of Lime Street. The property is located approximately 1 mile north-east from Wolverhampton City Centre. Wulfrun shopping centre and Mander centre are the prime shopping centres within Wolverhampton.

DESCRIPTION

The site comprises a terraced row of 5 single storey garages. The garages are accessed via a tarmacadam surface area to the front and are of full height brick construction surmounted by a flat asbestos roof covering with a solid concrete floor. The garages are accessed by individual timber doors to the front.

ACCOMMODATION

The site has an approximate site area of 2,000sq ft (185.5sq m).

PLANNING

Interested parties should contact Wolverhampton City Council Planning Department on 01902 551155.

SERVICES

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 £85,000 for the entire site. The garages are also available individually for £20,000, subject to contract.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Wolverhampton City Council on 01902 551155.

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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

