

## 73 Lichfield Road, Wolverhampton, West Midlands, WV11 1TW

**For Sale** – Freehold Retail Unit Benefitting from A5  
Planning Approval.

**Guide Price: £140,000**

### LOCATION

The premises are located in Wolverhampton and are situated within a busy local shopping parade fronting Lichfield Rd, close to the junction with Wood End Rd.

### DESCRIPTION

The property comprises a retail unit that benefits from A5 planning consent, with one bedroom managers apartment, rear yard and forecourt car parking for 2/3 cars. There is also a secure side entrance for deliveries. The property is in need of improvement.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>Retail Store</b>	<b>38.7 sq.m.</b>	<b>416 sq.ft.</b>
<b>Kitchen</b>	<b>13.02 sq.m.</b>	<b>140 sq.ft.</b>
<b>Refrigeration Area</b>	<b>6.59 sq.m.</b>	<b>71 sq.ft.</b>
<b>Washing up Area</b>	<b>4.02 sq.m.</b>	<b>43 sq.ft.</b>
<b>Rear Store</b>	<b>18.9 sq.m.</b>	<b>203 sq.ft.</b>

### APARTMENT

3 Rooms and Bathroom

### PROPOSAL

Offers are sought for the freehold interest in the region of £140,000.

### TENURE

To be advised



### RATING ASSESSMENT

The premises are currently listed with Wolverhampton City Council and have a:

Rateable Value of £6,700

General Rates Payable of £3,216 per annum

### ENERGY PERFORMANCE CERTIFICATE

The EPC is available upon request.

### LEGAL COSTS

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

### REFERENCES

The successful applicant will have to provide proof of funding before the property is placed Under Offer.

### VAT

All figures are quoted exclusive of VAT which may be charged at the prevailing rate.

### MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful applicant.

### VIEWINGS

Strictly by prior appointment with Andrew Grant Commercial on 01527 889 449.

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