

# TO LET (MAY SELL)

# TSR

TOWLER SHAW ROBERTS

## PROMINENT RETAIL UNIT & SHOWROOM WITH VERSATILE WORKSHOP UNITS AVAILABLE – POTENTIAL DEVELOPMENT SITE



**318 Wolverhampton Road East  
Sedgley  
Dudley  
West Midlands  
DY3 1RA**

- Prominent retail unit approx. 645 sqft and versatile showroom (A3) approx. 2,600 sqft – roadside frontage
- 3 versatile rear workshop units with ample parking areas.
- Main road frontage with existing BP branded petrol station generating circa 400 visits per day
- Freehold disposal considered – Re-development opportunity

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

This site occupies a prominent location on Wolverhampton Road East, Sedgley (A459) a main arterial road between Wolverhampton and Dudley. Situated a short distance from Sedgley town centre the site is located within a predominately densely populated residential area. The site is approximately 3 miles south of Wolverhampton city centre and benefits from a high level of passing traffic.

## Description

**Front Retail Unit** – located prominently adjacent to the convenience store fronting the main A459 is a retail unit extending to approx. 645 sqft (59.9 sqm) offering open plan retail space with wide glazed display frontage and rear stores, the unit benefits from a parking area to the front.

**Showroom** – located prominently towards the front of the site the former showroom offers versatile open plan accommodation benefiting from a wide glazed display frontage. To the first floor is a range of open plan and cellular offices that offer additional space and benefit from gas central heating radiators.

**Former MOT Workshop** – To the rear of the showroom is a former MOT workshop that offers self-contained accommodation with front sliding access door, concrete floor with fluorescent strip lighting.

**Former Bodyshop & Repair Centre Units** – to the rear of the site are two interconnecting versatile workshop units offering flexible accommodation with pitched lattice steel framed roofs and predominately brick/block elevations with metal sheeting over clad. The units benefit from access loading doors, concrete floors and an eaves height of 3.7 metres in the larger rear unit. Adjacent to these is a yard area that offers further customer /staff parking (currently occupied by a hand car wash on a monthly licence agreement).

The site in total extends to approximately 1.2 acres (0.49 has) and offers a mainly rectangular and flat plot that slopes upwards towards the rear corner and benefits from an approximate 232 ft (70.4 m) frontage to the A459.

## Planning

We understand that the showroom has lapsed consent for A3 (restaurant & cafe) use. The site was formerly a car showroom with associated workshops and functioning petrol station and so we are informed is within the 'Sui Generis'. The site in part or whole may have potential for residential development (STP).

Interested parties are advised to make their own enquiries of the local planning authority in respect of their own proposed use of the property.

## Accommodation

	sqft	sqm
Retail Unit	645	59.9
Showroom Unit	2,600	241.5
First Floor offices	1,891	175.7
MOT Workshop	3,500	325.2
Body Shop	1,940	180.2
Accident & Repair Centre	4,258	395.6

## Services (Not checked or tested)

We are advised that the mains water, electricity, gas and drainage are connected or available within the site. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The vacant unit(s) are available on new full repairing and insuring lease(s) for a term of years to be agreed. Alternatively, the Freehold interest of the property is also available.

## Price

The Freehold interest of the site may be available. The site may be considered suitable for potential redevelopment for either commercial or residential uses (STP).

## Rent

Retail Unit	£14,000
Restaurant Unit	£32,000
Offices	£9,000
MOT workshop	£14,000
Body shop	£6,000
Accident and repair centre	£14,000

All the above are per annum exclusive and payable quarterly in advance on the standard quarter days.

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
**Tel: 01902 421216 Fax: 01902 426234**

Also at  
**TSR House**  
**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
**Tel: 01743 243900 Fax: 01743 243999**

Also at  
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## Legal Costs

In the event of a lease being granted the tenant is to be responsible for the landlord's reasonable legal costs.

## 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 – Petrol filling station and premises

Rateable Value – £31,750

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.

## Local Authority

The property is located within the Dudley Metropolitan Borough Council.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## EPC- C75

## Viewing

Strictly by appointment with Towler Shaw Roberts,  
Wolverhampton Office on 01902 421216.

(October 2014) April 2017



For Reference purpose only

Scale: Not to Scale

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