

The Railway Station Building, Station Road, Albrighton, WV7 3FD



TO LET (MAY SELL)

Commercial and Residential Property with A4 Planning Use

Net Internal Area: 750 ft² (69.7 m²)

Location

The property is situated fronting the Platform at Albrighton Railway Station in the Albrighton area of Wolverhampton.

The Albrighton By Pass (A41) is situated only a few hundred yards from the property allowing convenient access to Wolverhampton City Centre, located 8 miles to the south east.

Description

The property comprises a detached former railway station building of traditional brick construction beneath a pitched slate roof.

The property is Grade II Listed and boasts many original character features.

The building has been split to provide an open plan commercial unit (formally used as a public house) and a two bedroomed flat with ground floor open plan living and kitchen space, WC and welcoming reception area. The first floor comprises two bedrooms, bathroom and storage space.

Externally the property benefits from forecourt car parking for 4 vehicles.

Commercial Accommodation

Total (GIA) - Ground Floor: 750 ft2 approximately

Plus basement

Rental / Terms

The property is available to let on a new lease with rent to be agreed as follows:

Commercial: £1,200 PCM

Flat: £700 PCM

Price / Tenure

The property is also available to purchase with offers in the region of £350,000 invited for the benefit of the freehold interest subject to contract.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Rateable Value

We understand the property benefits from Small Business Rates Relief, subject to tenant's eligibility.

However, we would advise all parties to make their own enquiries.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We have been verbally advised the property has planning consent under use class A4 Use.

The property may be suitable for alternative uses and we would advise all interested parties to make their own enquiries with the local planning authority.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

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

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via appointment from the sole agent Siddall Jones on **0121 638 0500**

