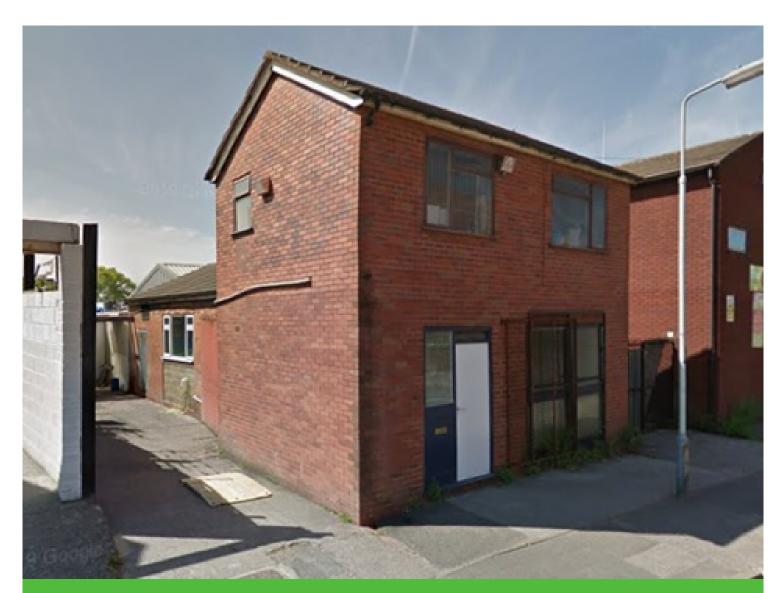


6 Waterloo Road Wolverhampton, WV1 4BL



46 Retreat Street, Wolverhampton, WV3 0JF

# TO LET / FOR SALE

**INDUSTRIAL & WAREHOUSE** 

Size

2,765 sq ft (257 sq m)

Purchase Price £150,000

**Rent** £8,250

Former food production unit

#### Location

The property is located a short distance to the west of Wolverhampton city centre, just off the A449 Penn Road

# **Description**

The property comprises a two storey industrial premises, with a small yard and cold store area to rear

The property has previously been in use for food production, and may suit a similar future use, as the property has wall linings, polygranular floor, stainless steel sinks etc

Numerous cold stores and freezer areas are present to the rear

#### **Accommodation**

Gross internal areas

Main Unit

Ground Floor 790ft2

First Floor 290ft2

Cold stores area 1400ft2 (approx)

Small yard/car park

#### For Sale/ To Let

\*Rent £8250 Per annum exclusive

\*Sale Price £150,000 exclusive

### Lease

New lease terms available

#### **EPC**

Awaiting EPC

#### **Rateable Value**

RV 8200

## Viewing

By arrangemnt with Michael Tromans & Co 01902 425646 tromansandco@aol.com

# **Subject to Contract**

MRT23819

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# Additional Images







# **Location Map**

