

RAPLEYS

FOR SALE/TO LET
Secure Compound with Offices

rapleys.com
0370 777 6292

55 Birmingham Road,
Wolverhampton WV2 3LW

CONTACT **Tom Cooley**
07795 672154 | tom.cooley@rapleys.com

Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com



Prominent city centre location

88,060 daily vehicle movements

Former vehicle hire site with low
site coverage

Fully fenced secure yard

Suitable for alternative uses,
subject to necessary consents

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Location

The premises sit fronting the A4123 Birmingham Road approximately 0.3 mile south of the intersection with the A4150 City Ring Road and 0.5 mile south of Wolverhampton city centre.

Birmingham Road is one of the main arterial roads that connects Wolverhampton to Birmingham, approximately 16.7 miles to the south east, and benefits from approximately 88,000 vehicle movement per day.

Nearby occupiers include **Aldi, Costa Coffee, Homebase** and **Iceland**. There is also St John’s Retail Park adjacent with occupiers including **Next** and **PC World**, with the Mander Centre a short walk north.

Description

The premises comprise of a secure compound with an office building and small workshop, along with a further yard area fronting onto Birmingham Road—highlighted in blue on the plan opposite.

The office building is of brick construction with a flat tarmac roof. Internally, the floors are carpeted with plastered painted walls and a suspended ceiling. The building benefits from a tiled kitchen with plastered ceilings and two WCs.

Externally, there is a small workshop/garage that of timber frame construction with metal sheet cladding to the elevations and roof. Servicing is via two electric shutter doors and there is a covered valeting bay built onto the side of the workshop.

The compound itself is fully tarmacked with palisade fencing around the perimeter with an entrance from All Saints Road.

There is additional land included in the demise, highlighted in blue on the plan, that is currently occupied by the adjoining **Ford** dealership by way of a tenancy at will. Full vacant possession can be granted on completion.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Office building	77.28	831
Workshop	52.93	570
Total	130.21	1,401
	Hectare	Acre
Site Area	0.11	0.29
Additional land	0.05	0.11
Total	0.16	0.4

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.

Terms

The freehold is available at a quoting price of £550,000.

Consideration will be given to the letting as a whole or part. Terms upon application.

Planning

The site is not allocated for any specific land use within the adopted Development Plan for the City of Wolverhampton Council.

It may therefore be suitable for a range of different uses (commercial / residential), subject to relevant development control considerations.

Please contact **Jonathan Harper**, Partner in Rapleys Town Planning team (jonathan.harper@rapleys.com / 07500 664 845) for further information.



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Rating

We are advised that the Rateable Value for the property is £28,250 and the UBR for 2021/22 is 51.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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