



32 BIRCHWOOD ROAD, PENN, WOLVERHAMPTON, WV4 5UH

FOR SALE

INVESTMENT PROPERTIES

Size
497 sq ft (46 sq m)

Purchase Price
£99,950

Location

The property is located within a small neighbourhood parade on Birchwood Road, close to its junction with Westbourne Road, approximately 1.5 miles south of Wolverhampton City Centre.

Description

The property comprises a ground floor lock up shop, currently let as a tattoo studio comprising main retail area, rear store, kitchen and W.C. facility. In addition there is a single lock up garage included within the sale.

Please note the first floor flat is not included within the sale, it has been sold LLH, there are between 50-60 years remaining on the lease **TBC**. The flat owner is to pay to the freeholder £25 per annum ground rent and 50% contribution towards the building insurance.

Accommodation

(All areas are approximate)

Shop/Salon: 338ft² / 31 m²

Treatment Room: 124 ft² / 12 m²

Kitchen: 35 ft² / 3 m²

WC

Total: 497 ft² / 46 m²

Tenure

The property is freehold and sold subject to the existing lease.

The lease is for a term of 3 years from 6th June 2025 on an internal repairing and insuring basis at a rent of £6,500 per annum, exclusive.

Price

Offers in the region of £99,950

Business Rates

Rateable Value £ 4,150

VAT

The property is not currently elected for VAT.

EPC Rating

To be assessed.

Viewing

By arrangement with the agents:

Michael Tromans & Co

Tel: 01902 425646

Email: tromansandco@aol.com

Subject to Contract

JS/SC/Oct25

Additional Images

