

FOR SALE

A PROMINENTLY LOCATED INVESTMENT/CONVERSION OPPORTUNITY (STP)



89 MERRIDALE ROAD

WOLVERHAMPTON

WEST MIDLANDS

WV3 9SE

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is ideally located fronting Merridale Road just off the main A41 which provides access to the M54, Junction 3. The A449 Stafford Road which is also within close proximity provides access to the M54, Junctions 1 and 2. In addition the property is also well situated within easy walking distance of a range of local amenities as well as Wolverhampton City Centre.

Junction 10 of the M6 is also only approximately 4 miles away, providing good links with Birmingham.

DESCRIPTION

This attractive, two storey end of terrace property of traditional brick construction extends in total to approximately 1,476 sq. ft. (NIA). The accommodation benefits from W/C and kitchen facilities as well as secure car parking to the rear.

In addition, there is a detached, two storey workshop of traditional brick construction located to the rear of the site. The property extends in total to approx. 1,416 sqft across both floors is accessed via the private driveway directly from Merridale Road.

ACCOMMODATION

	Sqft	Sqm
Ground Floor	640	59.5
First Floor	836	77.7
Rear Workshop	1,416	131.5
Total	2,892	268.7

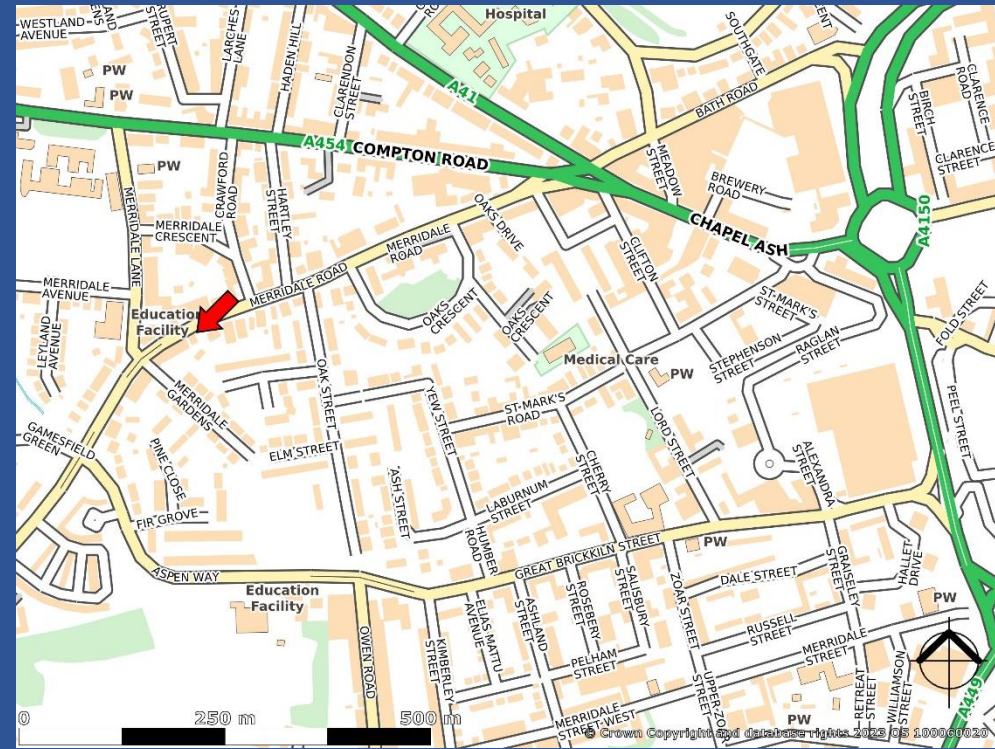
TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing tenancy.

GUIDE PRICE

Offers are invited in the region of **£365,000** for the freehold interest.

Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.



For Illustration Purposes Only

Not to Scale

TENANICES

The property is understood to be of freehold tenure and is offered for sale with the benefit of the current Tenant occupying the rear workshop. Further information is available from the sole Selling Agent upon request.

LOCAL AUTHORITY RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

89 Merridale Road – Shop and premises, Rateable Value – £7,300

R/O 89 Merridale Road - Workshop and premises, Rateable Value – £5,000

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.



SERVICES

We understand that mains water, gas, drainage and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

PLANNING

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

VAT

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

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

ENERGY PERFORMANCE ASSET RATING

89 Merridale Road – C66, exp. 17th October 2030
R/O 89 Merridale Road – D88, exp. 22nd March 2033

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.
Tel: 01902 421216



Dated: May 2025

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves