

FOR SALE

499 Stafford Road,
Wolverhampton,
West Midlands,
WV10 6RR

- Excellent development opportunity STP
- Fronts the busy A449 Stafford Rd
- Total site area approximately 0.506 acres
- Includes restaurant with first floor living accommodation
- Restaurant NIA – c8,051 sq. ft .
- Right to use neighbouring car park for free



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Location

The premises front onto the busy A449 Stafford Rd, are situated at the junction of Marsh Lane, and lie 1 mile south of M54 J2 and 2 miles north of Wolverhampton city centre.

Description

The premises comprise of a large restaurant with first floor living accommodation that occupy a very prominent site measuring 0.506 acres. The premises offer a clear refurbishment/redevelopment/reconfiguration opportunity - subject to securing statutory consents.

Accommodation

Address	Sq M	Sq Ft
GROUND FLOOR NIA	747.94	8,051
FIRST FLOOR NIA 10 Rooms	127.27	1,370
Total	875.21	9,421

Price

£995,000 for the Freehold

Tenure

The premises are available freehold.

VAT

The property is not registered for VAT purposes.

Business Rates

The Premises are listed with Wolverhampton City Council, have a Rateable Value of **£98,500** and Business rates Payable of **£49,150 pa.**

Legal Costs

Each party to be responsible for their own legal costs. The purchaser is to contribute **£750 + VAT** towards to sellers' legal costs.

EPC

The premises have an EPC rating of B (46). The certificate is available on request.

Planning

The property is sold with the right for the freeholder and its customers to use the adjoining car park **without charge**, granted under a 125-year lease dating back to 1966.

Viewings

Strictly by appointment with the Retained Agents.

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