



hexagon™  
commercial property



- RARE FREEHOLD OPPORTUNITY
- OFFICES ON UPPER FLOORS
- SUITABLE FOR A NUMBER OF USES (STP)

**RETAIL (OFFICES ABOVE)**

1,486 Sq Ft (138 Sq M)

£250,000

56 & 56A Chapel Ash, Wolverhampton, WV3 0TT

**FOR SALE**



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## Description

This rare freehold opportunity is located prominently on Chapel Ash, one of the main routes to and from Wolverhampton City Centre, benefitting from a substantial amount of passing vehicular traffic. The property consists of a retail area and kitchen area with further space to the rear suitable for storage and office space above on the first and second floors which be suitable for conversion to living accommodation (STPP).

## Location

The property is located on the busy Chapel Ash close to Wolverhampton City Centre, approximately 0.5 miles away. The surrounding area includes a mix of retailers and professional firms, with a large Sainsburys supermarket and Subway nearby. The property is also situated close to many bus stops and the train station is only 1.5 miles away via the A4150. This provides excellent transport links to the surrounding areas

## Accommodation

Ground Floor:

Retail - 335 Sq Ft

Kitchen - 148 Sq Ft

Store - 96 Sq Ft

First Floor - 467 Sq Ft

Second Floor - 440 Sq Ft

Total - 1,486 Sq Ft

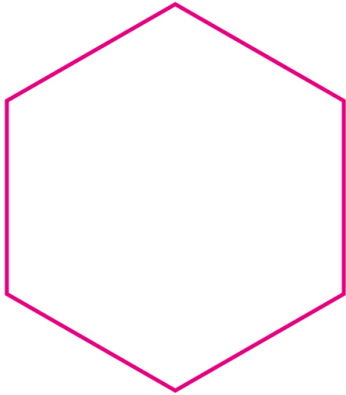
## Rates

Rateable Value - £9,300

It is understood that the property will benefit from 100% small business rate relief, however, confirmation should be sought from the relevant local authority.

## Terms

The freehold interest is for sale with the benefit of vacant possession.



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