

FOR SALE

ATTRACTIVE CITY CENTRE INVESTMENT PROPERTY POTENTIALLY SUITABLE
FOR DEVELOPMENT (STP)



1A NORTH STREET
WOLVERHAMPTON
WEST MIDLANDS
WV1 1RE

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is centrally located within Wolverhampton City Centre, with independent and national businesses nearby including bars, cafes, retailers and banks. With The Halls, the City's primary events/concert venue, within close proximity.

The location benefits from a strong pedestrian flow, and is within walking distance from Wolverhampton bus, tram and train stations.

DESCRIPTION

This attractive and well-presented four-storey property comprises a ground floor retail unit currently fitted out for use as a pizzeria and restaurant.

The ground floor extends to approximately 496 sqft (46.1 sqm) and provides an open-plan restaurant seating area together with a kitchen and WC facilities.

The first floor, extends to approx. 398 sqft which is currently utilised as food storage and preparation, serving the ground floor occupier.

The second and third floors are currently inaccessible, but offer significant scope for redevelopment, subject to planning permission.

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

GUIDE PRICE

Offers are invited in the region of **£245,000**.

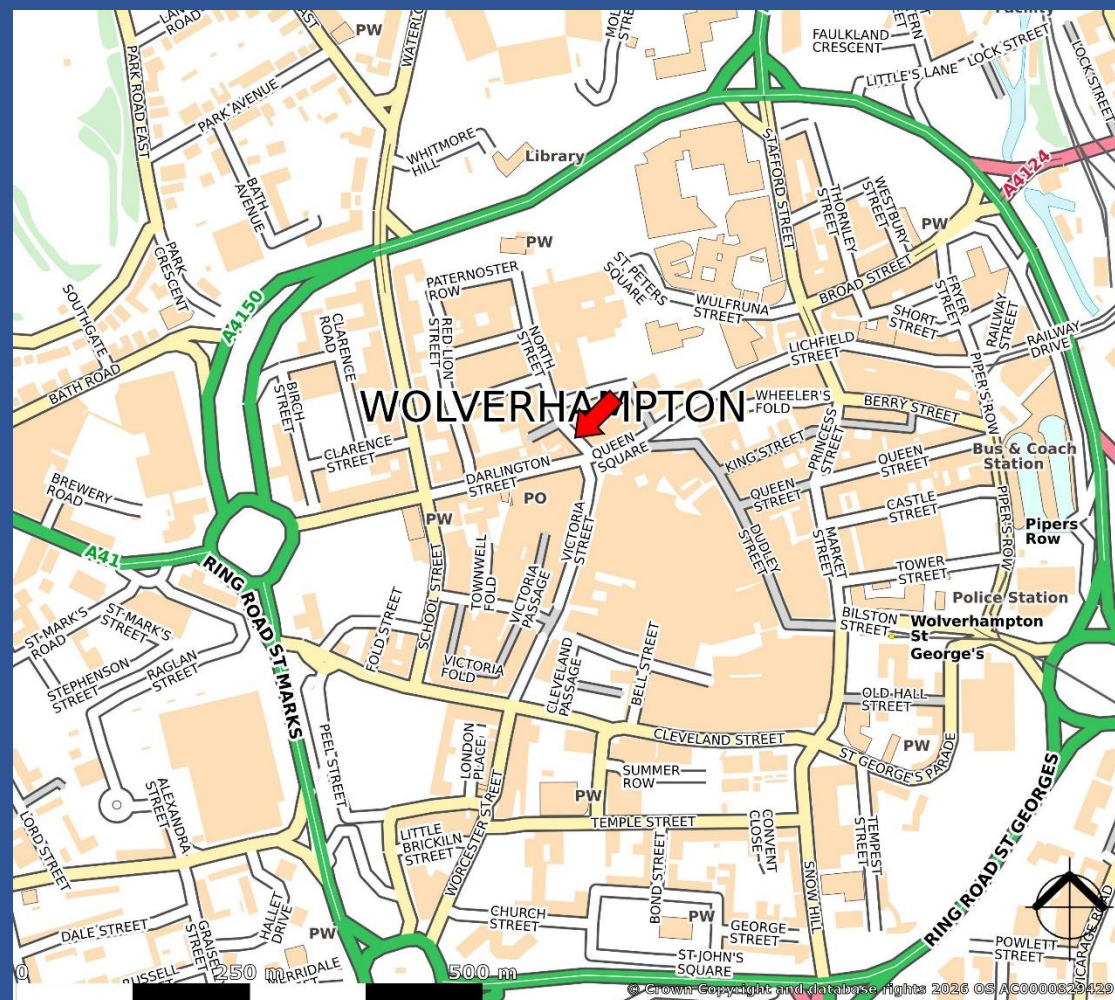
Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

ENERGY PERFORMANCE ASSET RATINGS

No. 1A – C72, expiring 18/04/2027

TENURE

The property is understood to be freehold and is offered for sale with the benefit of the current occupational lease.



For Illustration Purposes Only

Not to Scale

TENANCY

The building is let to Quick Crust Co. Ltd on a 10-year term commencing 02/06/2025, with a stepped rent structure (currently £19,000 per annum, rising to £20,000pa from 02/06/2030 - further details available from the Agent).

A tenant's break option is exercisable at the 5th anniversary. The tenant has internal repairing liabilities including common parts.



LOCAL AUTHORITY RATES

Interested parties must satisfy themselves with the current rating assessments via the Valuation Office Agency, and in respect of actual rates liabilities and potential Reliefs available, with the Local Authority.

SERVICES

Prospective purchasers must satisfy themselves in respect of the availability and capacity of all services.

PLANNING

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

LEGAL COSTS

Each party is 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.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts, 4 Tettenhall Road, Wolverhampton, WV1 4SA.

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk



Important Notice

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Dated: April 2026