



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET
(May Sell)**

**EXTENSIVE FORMER
CONFERENCE / EVENTS PREMISES**

**16,500 sq ft
(1,533 sq m)**



**LINDEN HOUSE, 211 TETTENHALL ROAD,
WOLVERHAMPTON, WV6 0DD**



- ◆ Unique Building With a Variety of Large Meeting Rooms and Private Offices.
- ◆ Well Equipped Catering Kitchen and Extensive Cellarage.
- ◆ Suitable for a Variety of Different Uses such as Conference Centre/ Wedding Venue, Care Home, Hotel, Quasi Office & Leisure Uses, Subject to Planning.
- ◆ Extensive Car Parking.
- ◆ 1 mile from Wolverhampton City Centre.

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LOCATION

The property is located at the corner of the A41 Tettenhall Road and Newbridge Crescent approximately 1 mile from Wolverhampton City Centre. The surrounding properties are largely offices and residential plus a variety of local amenities. The location provides good access to all main arterial roads to local centres and the surrounding motorway network of Junctions 2 and 3 of the M54 to the North, Junctions 9 and 10 of the M6 motorway to the East and Junction 2 of the M5 motorway to the South.

DESCRIPTION

The property is predominantly of brick elevations beneath a pitched roof with feature entrance porch. The building was previously occupied by The Freemasons since the 1960s with a variety of extensive open plan function rooms, cellular office administration rooms, catering kitchen, extensive cellarage and caretakers flat. Many of the rooms have high ceilings with ornate original features such as plasterwork and fireplaces. There is a central oak staircase off the main entrance hall.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
Overall arranged on two floors	16,500	1,533
Basement/cellar	3,195	297

Measurements taken from architect plans.

OUTSIDE

Extensive surfaced car parking to the front, side and rear of the building with perimeter mature landscaping, dwarf wall and fencing.

OPPORTUNITY

The premises lend themselves to a variety of uses subject to planning such as conference centre/ wedding venue, hotel, care home, quasi office and leisure uses.

LEASE TERMS

Available on a new full repairing and insuring Lease for a term to be agreed.

RENTAL

On application.

PURCHASE PRICE

Contact Agents for details.

VAT

All figures quoted do not include VAT which may be payable at the prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £19,000.00
Rates Payable: £10,374.00 (2025/26)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

WEBSITE

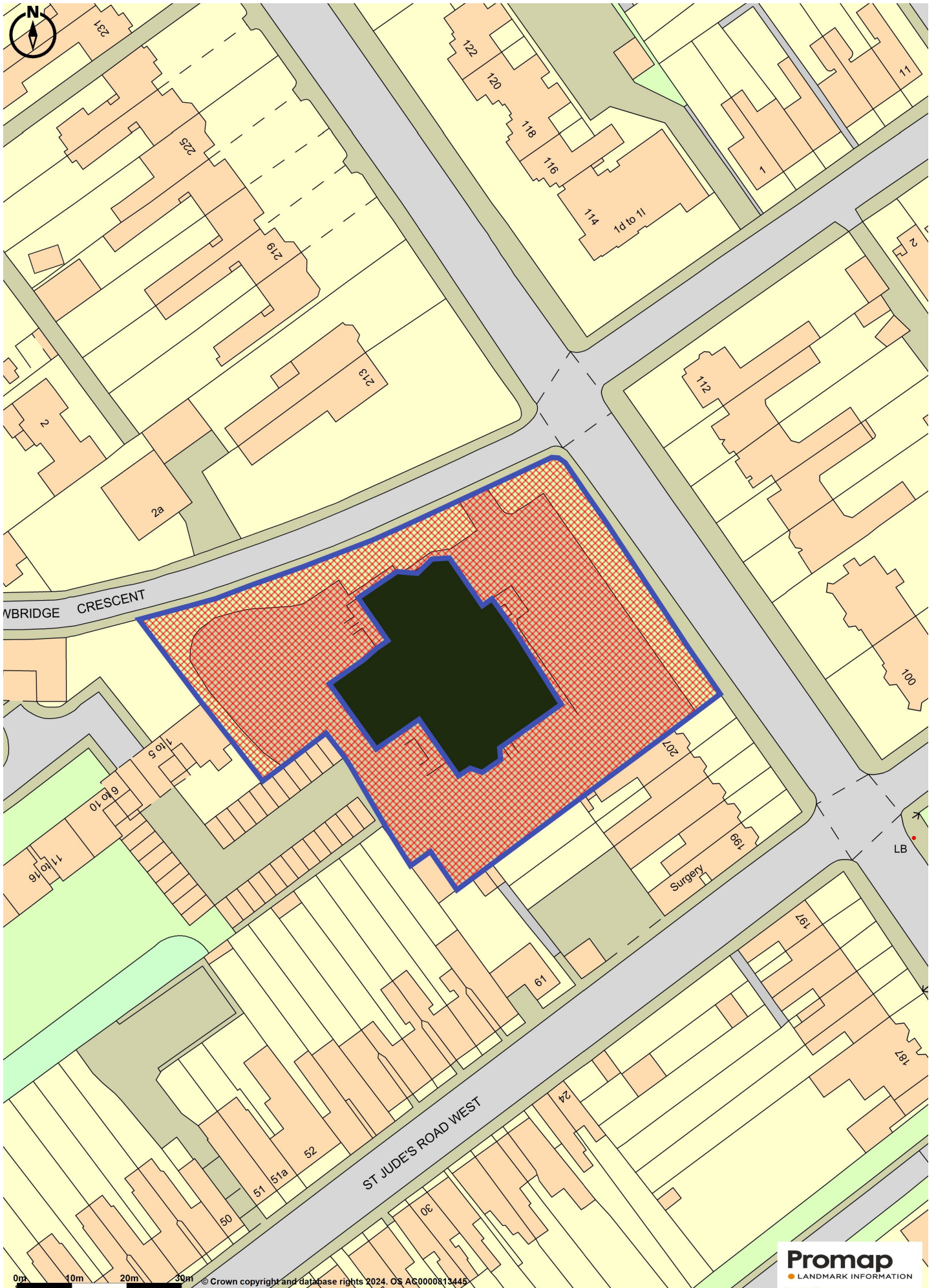
Photography and further information is available at bulleys.co.uk/lindenhouse

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

Details amended 05/25





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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