



Investment Property

REF: 147233

Willenhall. Large corner plot. Ground floor retail area rental income £12,000 per annum, opportunity to increase to £40,000. Tenant in place leasing convenience store. 4 bed accommodation. Accommodation currently owner occupied. Planning permission in place to convert residential accommodation into 5 dwellings. Potential for further dwellings subject to planning. EPC Rating D. Freehold.

Asking Price: **£525,000 Open to offers**

32 Webster Road, Willenhall, , WV13 1BH

Head Office: Knightsbridge, KBS House, 5 Springfield Court, Summerfield Road, Bolton, Greater Manchester, BL3 2NT

IMPORTANT: None of the above constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves either by investigation, inspection and / or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to person who may be interested. ALL NEGOTIATIONS SHOULD BE CONDUCTED THROUGH KNIGHTSBRIDGE.

Business Overview

The property is currently a substantial family home with a large convenience store attached.

Planning permission has been granted to convert the residential premises into 5 dwellings, this includes 2 x 2 bedroom apartments and 3 x 1 bedroom apartments.

There is further scope to change the planning permission if required to suit the purchasers needs and also potential for further dwellings on the flat roof subject to planning.

The convenience store is currently trading, our clients have a lease agreement in place with the tenant which could be transferred to a new owner.

The current owner benefits from current rental income of £12,000pa.

The residential premises will bring in an additional £28,000 per annum once developed.

Location

The premises is located in a densely populated residential area in Willenhall, West Midlands.

There are several local primary and high schools in the area and the town centre with an array of shops is less than a mile away.

Willenhall also gives easy access to the M5 and M6 motorway.

Premises

The premises occupies a large corner plot in Willenhall and currently comprises of a large convenience store.

The owners accommodations includes lounge, kitchen, office, store and garage on the ground floor, with 4 bedrooms, 2 bathrooms and a sitting room on the first floor.

Planning permission has been granted to convert the accommodation into 5 self-contained dwellings with scope for more development on the flat roof.

We are advised the premises are Freehold.

Financial Profile

Rental income from the convenience store is currently £12,000pa.

Reason for Sale

Our client is offering the property for sale due to health and retirement.





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