



Wolverhampton Street | | WV13 2NF
Offers Around £450,000

 **Webbs**
estate agents

Summary

** FREEHOLD INVESTMENT OPPORTUNITY ** BUSINESS UNAFFECTED ** AROUND 3000 SQ FEET ** GROUND FLOOR TAKE AWAY / RESTAURANT ** KITCHENS ** PREP AREA ** FREEZER/CHILLER ROOM ** TOILETS ** 2 CELLARS **1ST & 2ND FLOOR ROOMS REQUIRING REFURBISHMENT ** IDEAL RENOVATION/ CHANGE OF USE (STPP) ** NEW ROOF ** RECENT WINDOW REPLACEMENT ** FREE CAR PARKING TO THE FRONT & REAR ** CALL BLOXWICH OFFICE FOR ACCESS **

Webbs Commercial are delighted to offer for sale this FREEHOLD, High street investment property located on Wolverhampton Street Willenhall. Currently operating as a Chinese Take Away, with seating area (currently not utilised). The property is currently, and has been for a long period, operating as a Chinese Take Away & Restaurant. in a popular, area of the market town. The ground floor begins with a reception area, bar area and eatery. With the food preparation and storage areas located behind this and additional 2 storey storage & accommodation to the rear of the building. Along with toilet facilities, storage areas and a cellar. On the first floor there are an additional 5 rooms (requiring upgrade) and a further 2 rooms (requiring refurbishment on the second floor. Some works have been completed by the current owner over recent years (new roof and windows). There is FREE public car parking to the front & rear, ideal if refurbished to operate either as a restaurant or FLATS/HMO (STPP). Early viewing is highly recommended to fully appreciate all it has to offer and is available STRICTLY VIA THE MARKETING AGENTS ONLY.

Key Features

- DEVELOPMENT / INVESTMENT OPPORTUNITY
- TAKE AWAY, RESTAURANT
- KITCHENS
- TOILETS, CELLAR
- STORAGE ROOMS
- FIRST FLOOR ROOMS REQUIRING REFURBISHMENT
- SECOND FLOOR ROOMS REQUIRING REFURBISHMENT
- RECENT ROOF / WINDOWS REPLACED
- AMPLE FREE PUBLIC PARKING TO THE FRONT & REAR
- CALL AGENTS FOR VIEWINGS

Rooms and Dimensions

ENTRANCE / ORDER AREA
30'2" x 16'9" (9.2 x 5.11)

TABLE SEATING AREA

KITCHEN
11'10" x 11'5" (3.61 x 3.5)

WASH / PREP AREA
11'4" x 7'9" (3.47 x 2.38)

SIDE LOBBY / STORE
8'2" x 16'6" (2.5 x 5.04)

TOILETS

REAR STORE
9'6" x 14'7" (2.91 x 4.45)

ROOM ABOVE REAR STORE
15'1" x 24'1" (4.6 x 7.35)

FIRST FLOOR REAR ROOM
11'7" x 11'11" (3.54 x 3.65)

FIRST FLOOR FRONT ROOM
14'9" x 13'7" (4.5 x 4.16)

3RD ROOM
14'11" x 13'1" (4.56 x 3.99)

4TH ROOM
12'6" x 15'3" (3.82 x 4.66)

SHOWER
7'2" x 8'7" (2.2 x 2.64)

FRONT ROOM
15'2" x 12'7" (4.64 x 3.86)

2ND FLOOR FRONT
15'5" x 13'1" (4.72 x 3.99)

2ND FLOOR REAR
12'4" x 14'7" (3.76 x 4.47)

Identification Checks

Agents Note

Agents Notes





Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

