

FOR SALE

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

**THREE STOREY OFFICE PREMISES &
DENTAL PRACTICE – INCOME PRODUCING**

**ROCK HOUSE, OLD HILL,
TETTENHALL, WV6 8QB**



4,730 SQ FT (439.5 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- INCOME PRODUCING
- FREEHOLD TITLE

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property, known as Rock House, is situated on The Rock in Tettenhall. It is approximately 0.2 miles from Tettenhall town centre via the A41. Wolverhampton City Centre is approximately 2.2 miles from the property via New Hampton Road East.

Description

The property is a Grade II listed three-storey mid-terraced building of brick construction with a pitched roof. The offices are carpeted and benefits from plastered & painted walls, fluorescent strip lights, wooden framed windows, air conditioning, kitchen and WC facilities. Externally there is a small courtyard area and parking available to the front. The dental practice is self-contained and comprises of various consultation rooms which benefit from laminated & lino floors, plastered and painted walls, fluorescent strip lights, gas central heating, wooden framed windows, exposed beams, CCTV, alarm, kitchen & WC facilities. There is a large car to the front of the premises accessed via the main road.

Accommodation

| AREA | SQ FT | SQ M |
|--------------------|--------------|--------------|
| Lower Ground Floor | 1,684 | 156.5 |
| Ground Floor | 657 | 61.1 |
| First Floor | 715 | 66.4 |
| Dental Practice | 1,309 | 121.6 |
| Basement | 365 | 33.9 |
| TOTAL | 4,730 | 439.5 |

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Lease Details

The Dental Practice is currently let on a 15-year lease with effect from 10th February 2014 at a passing rent of £18,000 per annum exclusive.

Tenure

The Freehold interest is available for sale at a quoting price of £1,100,000, subject to contract.

Business Rates

The property Rock House is currently listed within the 2017 rating listing as having a rateable value of £25,000. Rates payable will be in the region of £12,275 per annum.

The Dental Practice is currently listed within the 2017 rating listing as having a rateable value of £10,750. Rates payable will be in the region of £5,278.25 per annum.

Interested parties are advised to make their own enquiries to Wolverhampton City Council on 01902 511 166.

VAT

We understand that the property is not elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.