

**BURDETT HOUSE, 29-30 CLEVELAND STREET
WOLVERHAMPTON, WV1 3HT and CAR PARK
UNIQUE INVESTMENT and/or DEVELOPMENT OPPORTUNITY**

BK Bruton Knowles

est. 1862



Development Opportunity

Burdett House, 29-30 Cleveland Street, Wolverhampton, WV1 3HT and Car Park, Summer Row

For Sale By Private Treaty

WOLVERHAMPTON

Wolverhampton is located some 13 miles northwest of Birmingham and 17 miles south of Stafford. The City's central location and excellent connectivity to road and rail infrastructure, make it a popular residential location and is helping to attract considerable inward investment from both the private and public sectors, a very recent example being the Canalside Quarter proposals.

Wolverhampton benefits from recently rebuilt Bus and Train stations. The train station is on the West Coast Mainline and provides direct services to London Euston, Birmingham New Street, Birmingham International, Stafford, Crewe, Liverpool, Manchester, Edinburgh, Shrewsbury and Aberystwyth.

LOCATION

The property is located within Wolverhampton City Centre at the junction of Cleveland Street and Summer Row.

Opposite the building is the Wulfrun Shopping Centre, which provides a direct link to The Mander Center and the south end of Dudley Street which comprise the main retail areas in Wolverhampton.

Cleveland Street is a mixture of ground floor retail and office space with the city library being 100 metres to the east.

The property is readily accessible from either Ring Road St Johns or Ring Road St Georges. The tram stop at Wolverhampton St Georges is within walking distance, as are the train and bus stations situated to the north east.

Also forming part of this sale is the car park situated off Summer Row, edged blue on these particulars.

PROPERTY BOUNDARY

The property boundary for both Burdett House and car park are defined on the plan at the rear of these particulars with respective site areas of 0.180 Acres and 0.057 Acres respectively.

PLANNING

We have assumed that Burdett House and the car park have consent for their existing uses. Prospective purchaser(s) are to make their own enquiries in this regard. Subject to planning permission, the properties are considered to have potential for alternative uses and/or redevelopment.

Existing uses are:

Burdett House – Commercial, business and service (E)

Summer Row Car Park – Sui Generis

SERVICES

We understand that Burdett House is connected to all mains services, including water, electricity, gas and drainage.

With regard to the Summer Row Car Park we understand that all mains services whilst not directly connected, are within close vicinity.

We have not carried out any tests in this regard and prospective purchasers are to make their own enquiries.

SCHEDULE OF EXISTING FLOOR AREA

Burdett House comprises the following accommodation:

Building	GIA (Sq. M)	GIA (Sq. ft)
Burdett House	1471.81	15,842

This area is approximate only and cannot be relied upon by prospective purchasers

SITE AREA

The property has the following site areas:

Building	Hectares	Acres
Burdett House	0.070	0.180
Car Park	0.023	0.057

This area is approximate only and cannot be relied upon by prospective purchasers



DESCRIPTION – Burdett House

Burdett House is a three storey building of concrete frame construction clad in brickwork. The floors are of concrete construction and the building is surmounted by a flat roof.

Windows are aluminium framed and single glazed with ceilings a mixture of plaster and suspended.

At street level there consists a series of full length glazed windows; plus to the rear of the building a tarmacked surfaced yard providing parking for three cars and thereafter a roller shutter door to the ground floor workshop with a clearance of 2.52 metres. From the Summer Row elevation there is also a further roller shutter access into a delivery area with a clearance of 2.422 metres.

Internally and to the ground floor the building includes two retail units, one with changing rooms, kitchenette, storage, two WC's, loading bay and workshop, with office and ancillary space over including WC's and kitchenettes.

Summer Row Car Park

This is a flat partially tarmacaded area with security barrier and bollards fronting Summer Row. Parking is available for approximately 10 cars.

BUSINESS RATES

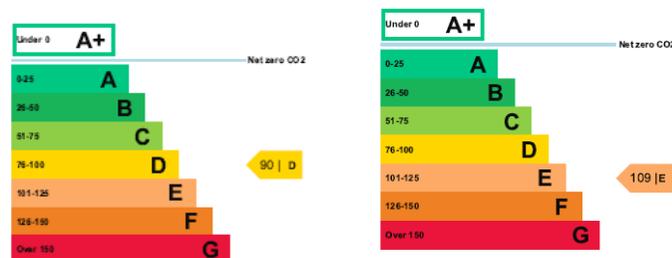
Interested parties are invited to make their own enquiries as to their own liability. The current and projected rateable values are as follows:

Floor	Description	From 01/09/17	From 01/04/23
Pt Ground	Shop & Premises	£12,000	£10,000
Ground	Shop & Premises	£10,750	£9,000
Pt First	Office & Premises	£6,800	£5,900
First	Office & Premises	£8,200	£7,000
First	Office & Premises	£12,000	£10,250
Second	Office & Premises	£22,000	£27,250

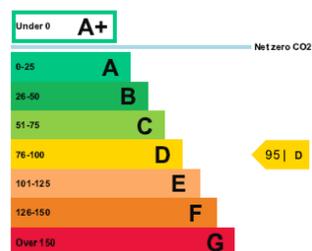
This is not what you will pay.

ENERGY PERFORMANCE CERTIFICATES

Unit 2 29-30 Cleveland Street Burdett House - Cleveland Street
9668-3067-0131-0300-0695 2470-3046-0705-0800-0471



JTJarvis & Son Ltd - 29-30 Cleveland Street
0110-0038-2969-0029-5006



GUIDE PRICE

Offers Invited.

METHOD OF SALE

The freehold interest in both Burdett House and Summer Row Car Park is available freehold by private treaty on an unconditional or subject to planning basis. Offers are invited as a whole or Burdett House and the Summer Row Car Park separately.

Offers are to be received at the Bruton Knowles Birmingham office or by email to julie.mills@brutonknowles.co.uk

Offers to be submitted using the Standard Proforma which is available upon request.

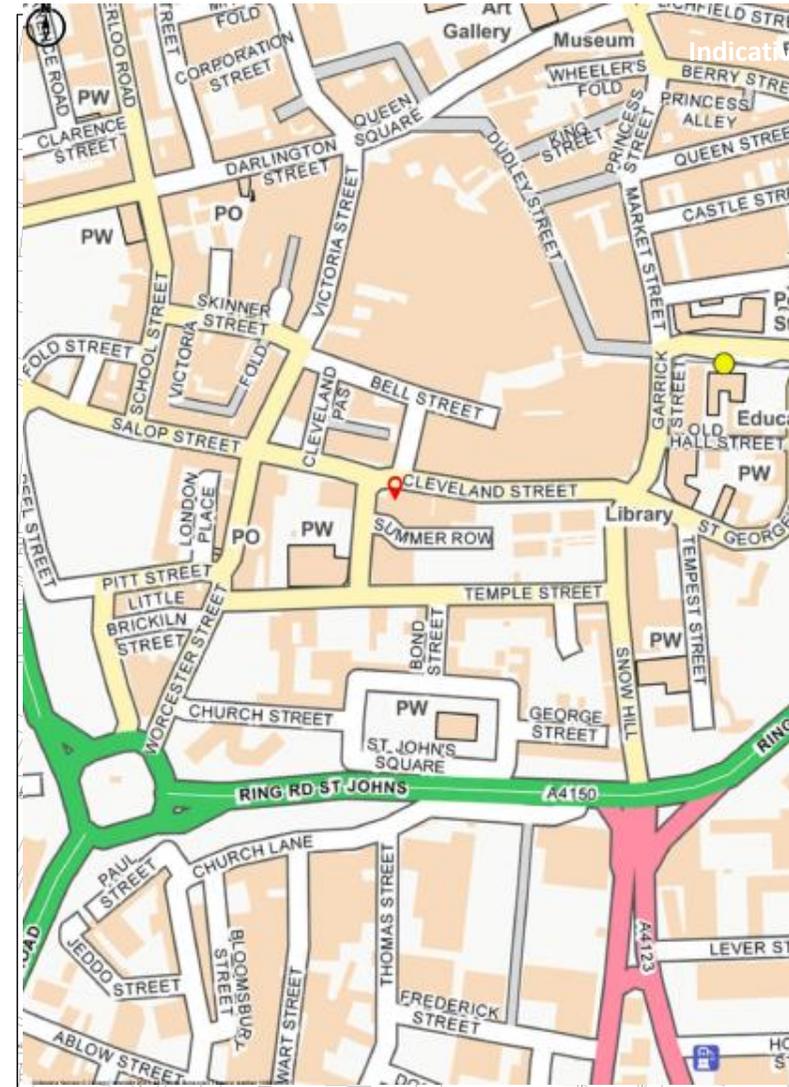
LEGAL AND VAT

Parties to be responsible for their own legal costs. Neither property is elected for VAT.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles. Set viewing slots will be offered to interested parties. Please contact us for days and times.

SUBJECT TO CONTRACT – FEBRUARY 2023



Bruton Knowles, 60 Church Street
 Birmingham, B3 2DJ
 0121 200 1100

Ian Mercer MRICS FAAV
 07803 022355
ian.mercer@brutonknowles.co.uk

James Carey MSc
 07736 043896
james.carey@brutonknowles.co.uk



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.