



THE RAILWAY STATION BUILDING, STATION ROAD, ALBRIGHTON,  
WOLVERHAMPTON, WV7 3FD

MIXED USE TO LET / FOR SALE | 750 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Grade II Listed Commercial and Residential  
Property

- Formerly used as Public House
- Commercial and Residential on Separate Leases
- Grade II Listed
- Forecourt Car Parking





## DESCRIPTION

The property comprises a detached former railway station building of traditional brick construction beneath a pitched slate roof.

The property is Grade II Listed and boasts many original character features.

The building has been split to provide an open plan commercial unit (formally used as a public house) and a two bedroom flat with ground floor open plan living and kitchen space, WC and welcoming reception area. The first floor compromises two bedrooms, bathroom and storage space.

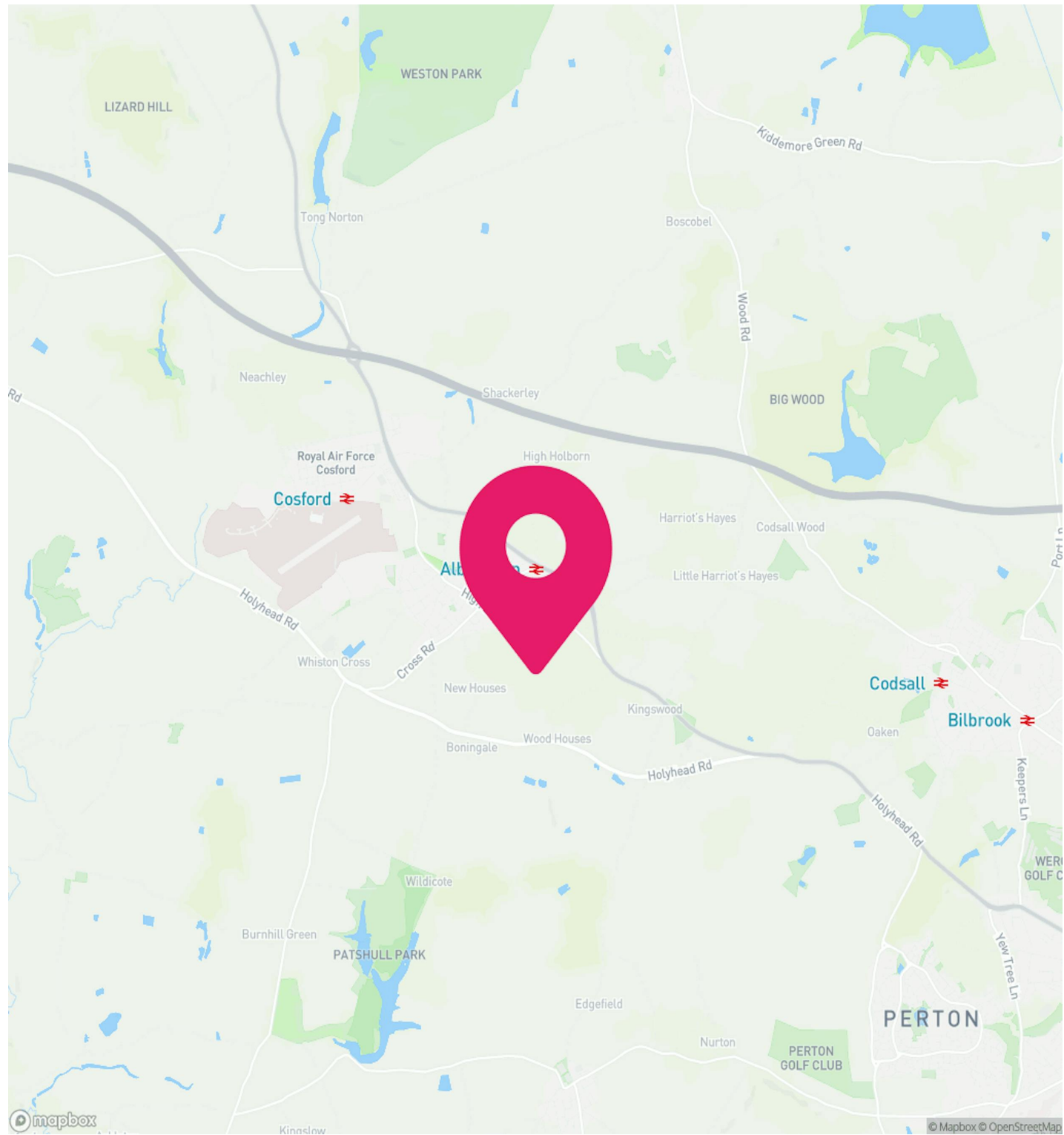
Externally the property benefits from forecourt car parking for 4 vehicles.



## LOCATION

The property is situated fronting the Platform at Albrighton Railway Station in the Albrighton area of Wolverhampton.

The Albrighton By Pass (A41) is situated only a few hundred yards from the property allowing convenient access to Wolverhampton City Centre, located 8 miles to the south east.









## LEGAL COSTS

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

## VAT

All prices quoted are exclusive of VAT which we understand is not payable.

## COMMERCIAL ACCOMMODATION

Total (GIA) – Ground Floor: 750 ft2 approximately.  
Plus basement and upstairs residential.

## RENTAL / TERMS

The property is available to let on a new lease with term to be agreed at a quoting rental of £24,000 per annum.

## PRICE / TENURE

The property is also available to purchase with offers in the region of £350,000 invited for the benefit of the freehold interest subject to contract.

## RATEABLE VALUE

We understand the property benefits from Small Business Rates Relief, subject to tenant's eligibility.

However, we would advise all parties to make their own enquiries.

## PLANNING USE

We have been verbally advised the property has planning consent under use class E.

The property may be suitable for alternative uses and we would advise all interested parties to make their own enquiries with the local planning authority.

## SERVICES

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

## LEASE

New Lease

## RENT

£18,000 per annum

## PRICE

Price on application

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
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