



36 Queen Square, Wolverhampton, WV1 1TW

## TO LET

RETAIL & LEISURE

**Size**  
1,525 sq ft (142 sq m)

**Rent**  
£32,500

## Location

The premises occupy a prime position in Wolverhampton City centre in Queen Square immediately opposite the Mander Shopping Centre and close to the pedestrianised high streets, including Dudley Street, nearby occupiers include Yates' wine bar, Ladbrokes, Subway, KFC and House of Fraser.

## Description

The premises comprise a former Britannia Bank with ground floor sales of 90.75 sq m (976 sq ft).

## Accommodation

(All areas approximate)

Ground Floor 90.75 sq.m/ 976 sq.ft

Offices 17.81 sq.m/ 192 sq.ft

First Floor Kitchen 6.66 sq.m/ 72 sq.ft

Store 3.96 sq.m/ 43 sq.ft

Basement 22.5 sq.m/ 242 sq.ft

**TOTAL 141.68 sq.m/ 1,525 sq.m**

## Rent

£32,500 per annum exclusive.

## Lease

The premises are held on a 15 year lease from 17 February 2006, expiring 16 February 2021.

The current rent is £32,500 reviewable every 5 years.

## Business Rates

Rateable Value: £24,500.00

Interested parties should make their own enquiries with the local authority to verify the above.

## VAT

All figures quoted are exclusive of VAT.

VAT will be charged as appropriate.

## EPC Rating

F - (137)

## Viewing

By arrangement with the joint agents:

Michael Tromans & Co:

Tel: (01902) 425646

tromansandco@aol.com

or

Innes England

0115 924 3243

## Subject to Contract

JS/SC/19-10-2015

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Experian Goad Plan Created: 19/10/2015

Created By: Michael Tromans

50 metres