



6 Waterloo Road Wolverhampton, WV1 4BL



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

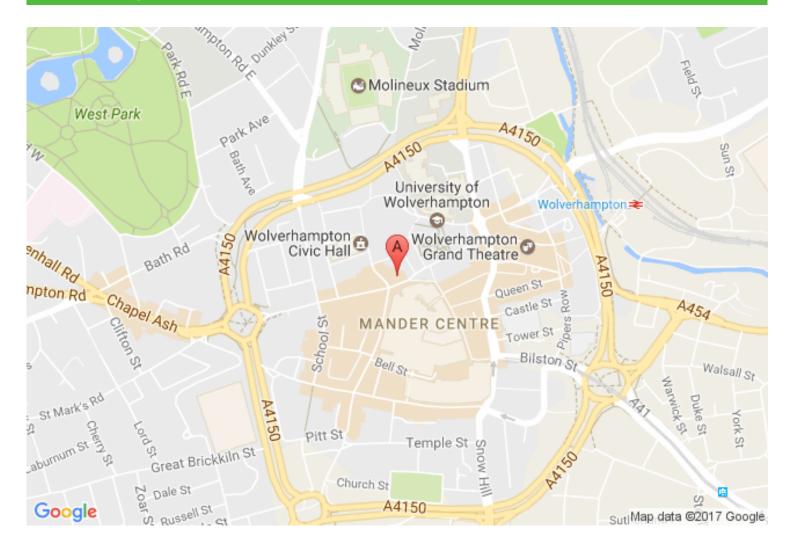
0115 924 3243

Subject to Contract

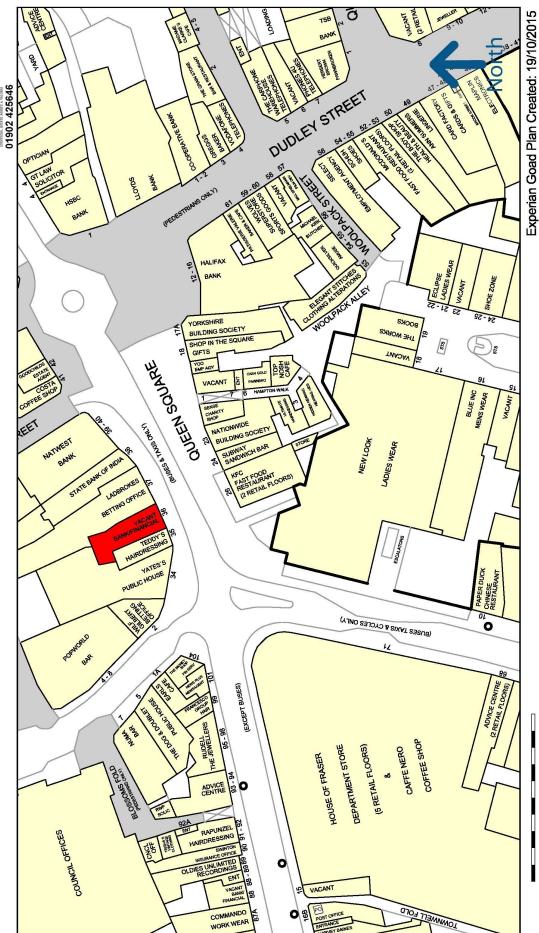
JS/SC/19-10-2015

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images







50 metres

Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015. Ordnance Survey 100017316



Created By: Michael Tromans