

To Let

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37 Princess Street, Wolverhampton, WV1 1HD



Location

The subject property is situated on the semi-pedestrianized Princess Street in Wolverhampton City Centre.

Princess Street is a busy pitch with a diverse range of A1, A2, A3 & A4 occupiers including **Duke of York**, **Yates**, and **T A Hennis** the city's well know jeweller.

Description

The property is arranged over ground and first floors and benefits from a gated car park to the rear for circa 8 spaces.

Lease

The property is available byway of an assignment of the existing lease expiring 24 March 2021.

Passing Rent

£47,500 per annum exclusive.

Accommodation

Ground Floor	1,236 sq ft	114.83 sq m
First Floor	272 sq ft	25.27 sq m

Business rates

The property is assessed for rates as follows:

Rateable value: £39,750
Rate in £ (2018/19): 48.0p
Rates Payable: £19,080

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A2 (Financial Services) planning consent but is suitable for A1 (Shops) use as well.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

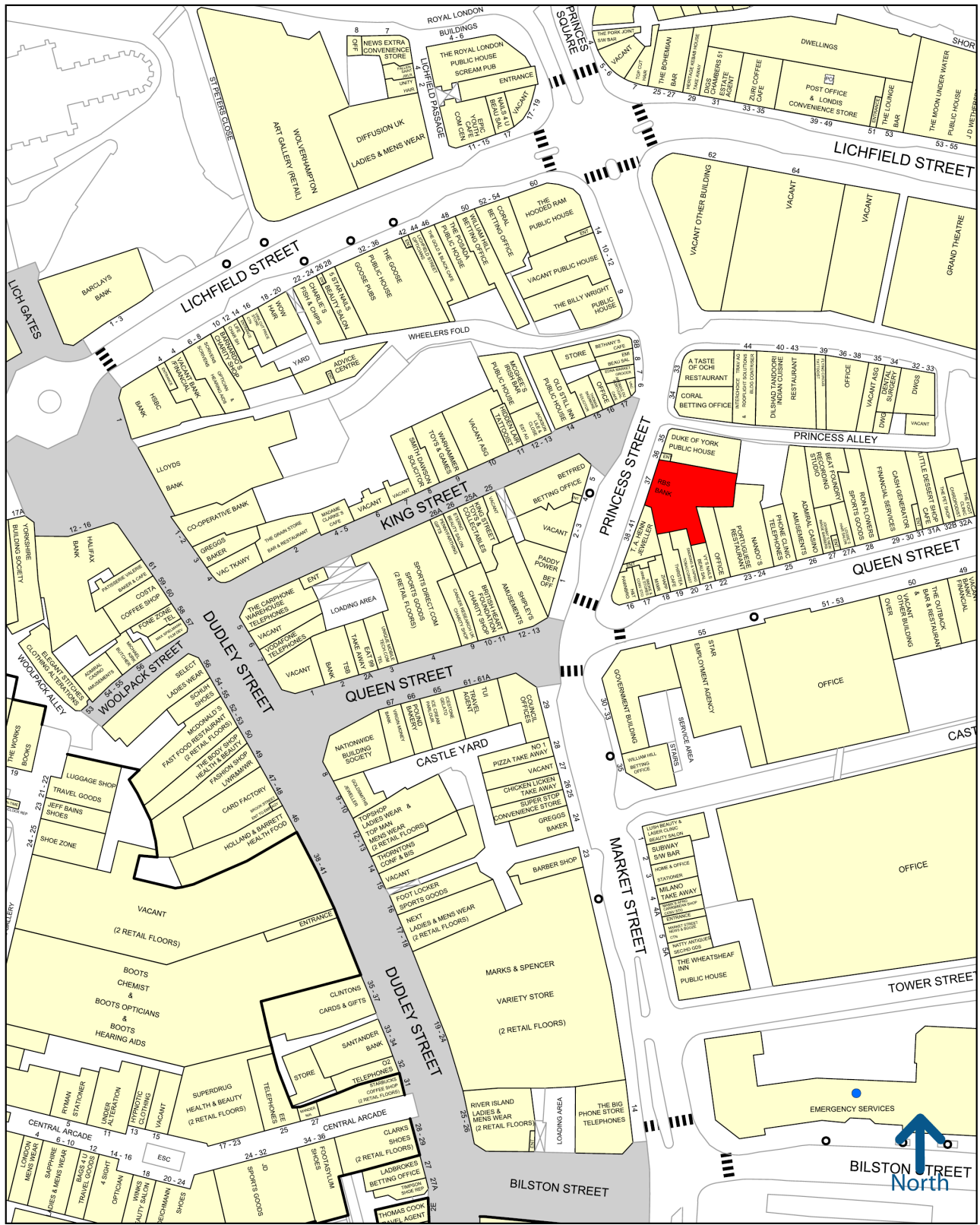
E 103. The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



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