



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Wolverhampton, 36 Queen Square, WV1 1TL



### LOCATION

The property is prominently located fronting Queen Square situated in Wolverhampton City Centre immediately opposite the Mander Shopping Centre and in close proximity to the pedestrianised High Streets.

Surrounding occupiers include Ladbrokes, KFC, House of Fraser, Yate's wine bar as well as a number of financial and restaurant/leisure operators.

### DESCRIPTION

The property comprises a former banking hall offering ground floor retail accommodation with first floor staff facilities. To the main the ground floor offers uniformly shaped, versatile open plan retail accommodation with private rear office/stores.

### ACCOMMODATION

Gross frontage	36'1"	6.27 m
Sales area depth	29'11"	9.13 m
Sales Area	1,128 sq ft	104.8 sq m
Basement (from VOA)	777 sq ft	72.2 sq m
<b>Total area (NIA)</b>	<b>1,433 sq ft</b>	<b>133.13 sq m</b>

### TENURE

The premises are to be let by way of a new lease for a term of years to be agreed.

Freehold is also available.

### PLANNING

We understand that the property benefits from A1 & A2 planning permission.

### RENT

**£18,000 per annum, exclusive.**

### PRICE

Freehold offers invited

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value: £14,250

Interested parties should verify this information with the relevant authority.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All figures quotes are exclusive of, but subject to VAT if applicable.

### EPC

EPC rating – F137

### VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

### CONTACT

Richard Bache

Email: [richard.bache@johnsonfellows.co.uk](mailto:richard.bache@johnsonfellows.co.uk)

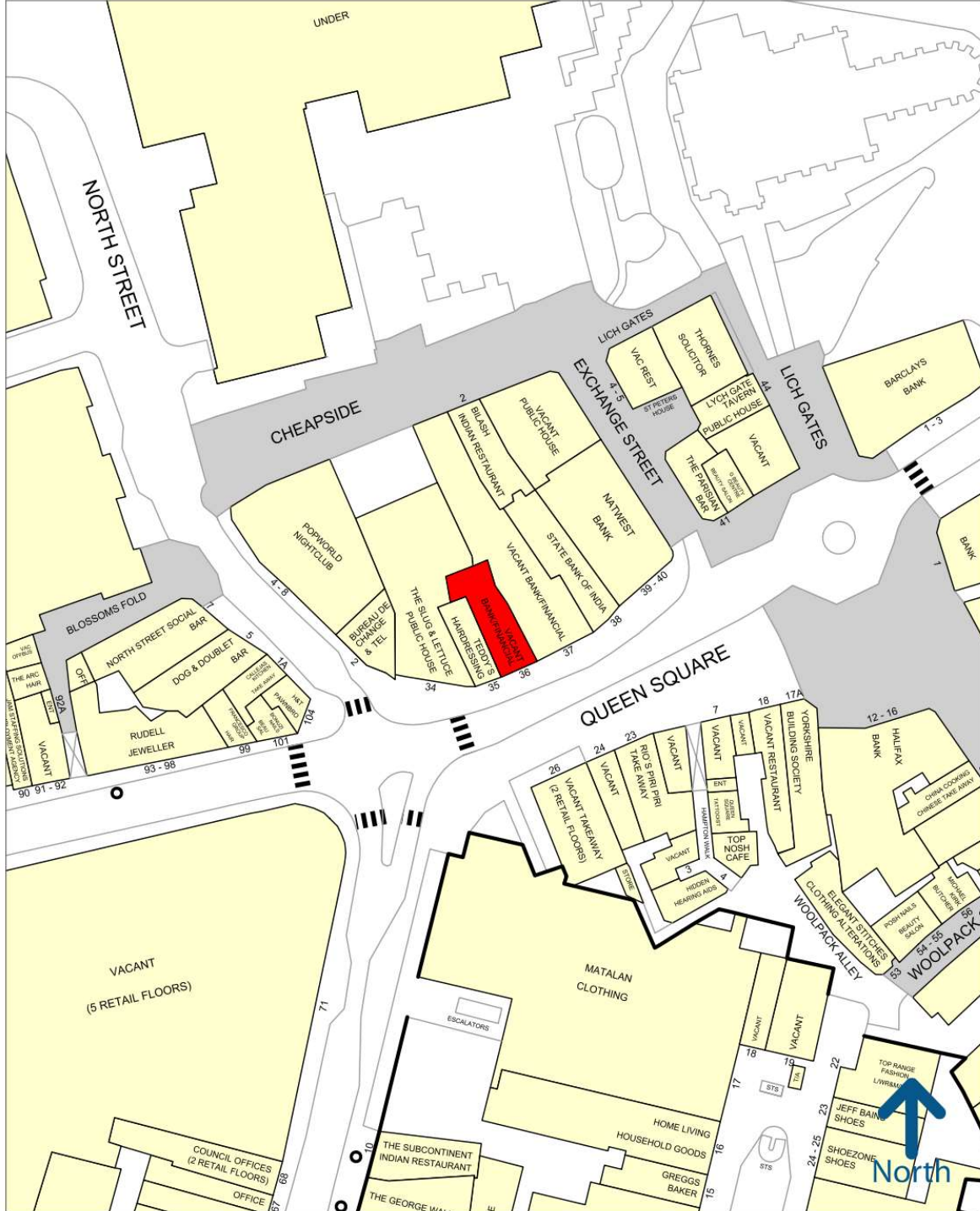


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50 metres

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