



# FOR SALE

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PROMINENT CITY CENTRE  
BANK INVESTMENT

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39 QUEEN SQUARE  
WOLVERHAMPTON  
WEST MIDLANDS  
WV1 1TL

**TSR**

TOWLER SHAW ROBERTS

## EXECUTIVE SUMMARY

- Let to State Bank of India (UK) Ltd, in occupation since 2010
- Lease Term of 15 years (with tenant break) from 10 March 2026
- Initial rent of £35,000 per annum exclusive
- Prominent city centre location with local occupiers including Natwest Bank, Barclays Bank, Costa Coffee, HSBC, Wetherspoons
- Potential future development opportunity of upper floors (STP)
- **Offers invited around £600,000**



*For Illustration Purposes Only*

*Not to Scale*

## LOCATION/SITUATION

Queen Square is a principal focal point for Wolverhampton city centre connecting to the main shopping thoroughfare of Dudley Street, the adjoining Mander Centre and the Civic Centre Council offices and University buildings beyond.

Queen Square is predominantly pedestrianised whilst also serving as a public transport route connecting to the city centre bus, Metro and rail stations. Other occupiers in the vicinity include many national covenants such as Natwest, Barclays Bank, HSBC, Costa Coffee, Wetherspoons, etc.

Wolverhampton city centre has benefitted from extensive publicly funded development projects in recent years including, the new public transport stations, and upgrading of central road network, with further significant developments being progressed.

## DESCRIPTION

The property comprises an attractive four storey building (plus cellar) traditionally built of brick, with stone mullion windows and being flush fronted to the pavement with recessed entrance.

The whole building is let under a single lease to State Bank of India (UK) Ltd which has been trading out of the premises since 2010, with this lease having been lately renewed to provide a substantial Property Investment opportunity. With the lease extending to the whole property, the Bank is only occupying the ground and part of the first floor, resulting in the upper floors offering development/conversion opportunities in the future, subject to planning, and subject to the tenants agreement.

## TENURE

The property is understood to be freehold and is offered For Sale with the benefit of the current occupational tenancy.

## TENANCY

The whole property is let under a single lease to State Bank of India (UK) Ltd on a 15-year term from 10 March 2026 with single 5-year Tenant break option at an initial rent of £35,000 per annum, exclusive of occupational outgoings, subject to 5 yearly upward only rent reviews to market rent.

The tenant has a full repairing liability, subject to a Schedule of Condition in respect of the basement, second and third floors.

A copy of the lease is available for inspection from bona fide interested parties.

## VAT

The property is registered for VAT.

## GUIDE PRICE

Offers are invited around **£600,000**, exclusive of VAT.

Proof of funding is required at the point of submitting offers, and to be accompanied also with any conditions.

**ENERGY PERFORMANCE ASSET RATING** – B48, expiring 02/05/2036

## BUSINESS RATES

Interested parties must satisfy themselves with the current rating assessments via the Valuation Office Agency, and in respect of actual rates liabilities and potential Reliefs available, with the Local Authority.

## PLANNING

Interested parties must satisfy themselves as to the current and potential uses of the property with the local planning authority.

## ACCOMMODATION (Net Internal Area)

		Sq. Ft.	Sq. M.
Ground Floor	Banking Hall / Rear offices	1,902	177
First Floor	Offices/Kitchen	1,049	97.5
Second Floor		<i>Not Measured</i>	
Third Floor		<i>Not Measured</i>	
<b><u>Total</u></b>		<b><u>2,951</u></b>	<b><u>274.5</u></b>

## SERVICES

Prospective purchasers must satisfy themselves in respect of the availability and capacity of all services.



## LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in this transaction.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts  
4 Tettenhall Road  
Wolverhampton  
WV1 4SA

Tel: 01902 421216  
Email: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)



*Dated: April 2026*



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