



42 Queen Square, Wolverhampton, WV1 1TX

TO LET

RETAIL & LEISURE

Size
1,435 sq ft (133 sq m)

Rent
£11,500

Location

The property occupies a prominent position in Queen Square in the heart of Wolverhampton City Centre. It has been occupied by Belvoir Estate Agency (Business Unaffected) for many years and is located alongside a number of banking organisations to include Barclays, HSBC, Natwest and Lloyds. Other traders comprise a mix of local and national operators providing retail and leisure facilities including the Parisian Bar.

The art gallery is only a short distance away as is the main city centre retail core and Mander Centre.

Description

The four storey premises has a large retail display fronting the main square in Wolverhampton city centre, Queen Square. The premises also benefits from electric central heating and air conditioning.

Accommodation

Ground Floor:

Office 419 sq.ft

First Floor:

Office 252 sq.ft

Kitchen

Second Floor:

Store 207 sq.ft

Store 67 sq.ft

WC's

Third Floor:

Store 197 sq.ft

Store 114 sq.ft

Store 89 sq.ft

(measurements taken from the VOA website)

Rent

£11,500 per annum exclusive.

Lease

A new lease is to be offered on a full repairing and insuring basis.

VAT

Does not currently apply.

Business Rates

Rateable Value £10,750.00.

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

Small Business Rates or Retail Relief may be available.

EPC

C - 70

Viewing

By arrangement with the agents:

Michael Tromans & Co LLP

01902 425 646

tromansandco@aol.com

Subject to Contract

JS/SC/12/21

Additional Images

