

# Wolverhampton

# To Let/For Sale

33 Princess Street, Wolverhampton, WV1 1HD

Subject to Vacant Possession



**Ground floor  
restaurant/takeaway unit  
available to let**



**2,097 sqft sales area**



**Consideration may be given to  
freehold sale of the commercial  
and residential**



**Suitable for a range of uses  
within Class E (subject to  
planning)**



**CACI estimate of 3,507,632  
population within a 30-minute  
drive-time.**

## Get more information

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# Restaurant/Takeaway Unit Available

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WV1 1HD

## Location

The subject property occupies a prominent corner position on the semi-pedestrianised Princess Street and Berry Street in Wolverhampton City Centre.

Wolverhampton Railway Station is a short walk from the property, providing regular services to Birmingham New Street in around 15 minutes, while numerous local bus routes operate along with the metro tram service that offer frequent connections with the wider West Midlands area.

The property is situated in a short proximity to The Mander Centre and Wulfrun Shopping Centre which provide the primary retail and F&B pitch for the city. The unit benefits from the strong footfall, with notable occupiers within the immediate vicinity including **Nando's**, **Burger & Sauce** and **KFC**. The strong transport links drawn from the wider West Midlands community as the area combines easy accessibility with a high-quality retail/leisure environment creating a sought-after location for occupiers.

The property is located next door to Coral whist opposite Myott Bukka and in close proximity to The Billy Wright PH, Duke of York PH and The Grill House.

## Accommodation

The unit comprises accommodation across ground, mezzanine and lower ground floor level, the floor areas are listed below:

Floor	Area (sq ft)	Area (sqm)
Ground Floor Sales	798	74.17
Mezzanine Floor Sales	484	44.97
Lower Ground Floor Sales	815	81.30
<b>Total</b>	<b>2,097</b>	<b>200.44</b>

The property has the benefit of five residential dwellings situated on the upper floors held on long leaseholds, with each unit producing a ground rent of £300 pa which is due to double every 25-year period.

## EPC

The property's EPC rating is E-107.

## Freehold Offer

Consideration may be given to unconditional freehold offers in excess of £250,000 for the property in its entirety, held under title WM409865. The sale is inclusive of the commercial unit and 5 residential dwellings held on long leasehold interests with a combined ground rent income of £1,500 pa.

## Leasehold Offer

We are inviting leasehold offer at a rent in excess of £22,500 pax for the commercial premises. The lease terms are to be agreed, subject to vacant possession.

## Service Charge

A service charge is payable, further information is available on request.

## Business Rates

We understand that the commercial unit is assessed as follows:

<b>Rateable Value: (April 2026)</b>	<b>£15,000</b>
<b>UBR:</b>	0.382
<b>Rates Payable:</b>	£5,730

Interested parties should carry out their own investigations.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020 which could include Shop, Café, Restaurant, Medical, Health, Fitness and Office uses.

Interested parties should carry out their own due diligence in this regard.

## Legal Costs

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

## VAT

VAT if applicable will be charged at the standard rate.



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# To find out more, please contact

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April 2026

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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