



3 St George's Parade, Wolverhampton, WV2 1BA

TO LET

RETAIL & LEISURE

Size
1,275 sq ft (118 sq m)

Rent
£NOW LET

Previously a Dessert Parlour

Suit a variety of uses STPP

Location

The premises occupy a prominent position on the corner of Tempest Street and St George's Parade, within close proximity to the Wulfrun Shopping Centre and nearby traders include Wilkinsons and Argos.

There is a high residential catchment in the immediate vicinity and the units are on the edge of the entertainment quarter with Wolverhampton's largest nightclub, Faces, only a short distance away.

Description

The ground floor units form part of a larger residential scheme. We understand the units have planning consent for A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurant), A4 (Public House/Wine Bar) and A5 (Hot Food Takeaway), restricted to 34% of the frontage.

Accommodation (Areas are Approximate)

Net Internal area 1,275 sq.ft 118 sq.m

Rent

£11,000 per annum exclusive.

NOW LET

Lease

The units are available on new leases, which will effectively be on full repairing and insuring terms via a service charge, for a term of years to be agreed.

VAT

We understand that the property is elected for VAT and will therefore be charged.

Business Rates 2023

RV: £7,400

Interested parties should make their own enquiries with the local authority.

EPC

To be assessed

Viewing

By prior arrangement with :-

Michael Tromans & Co LLP 01902 425 646

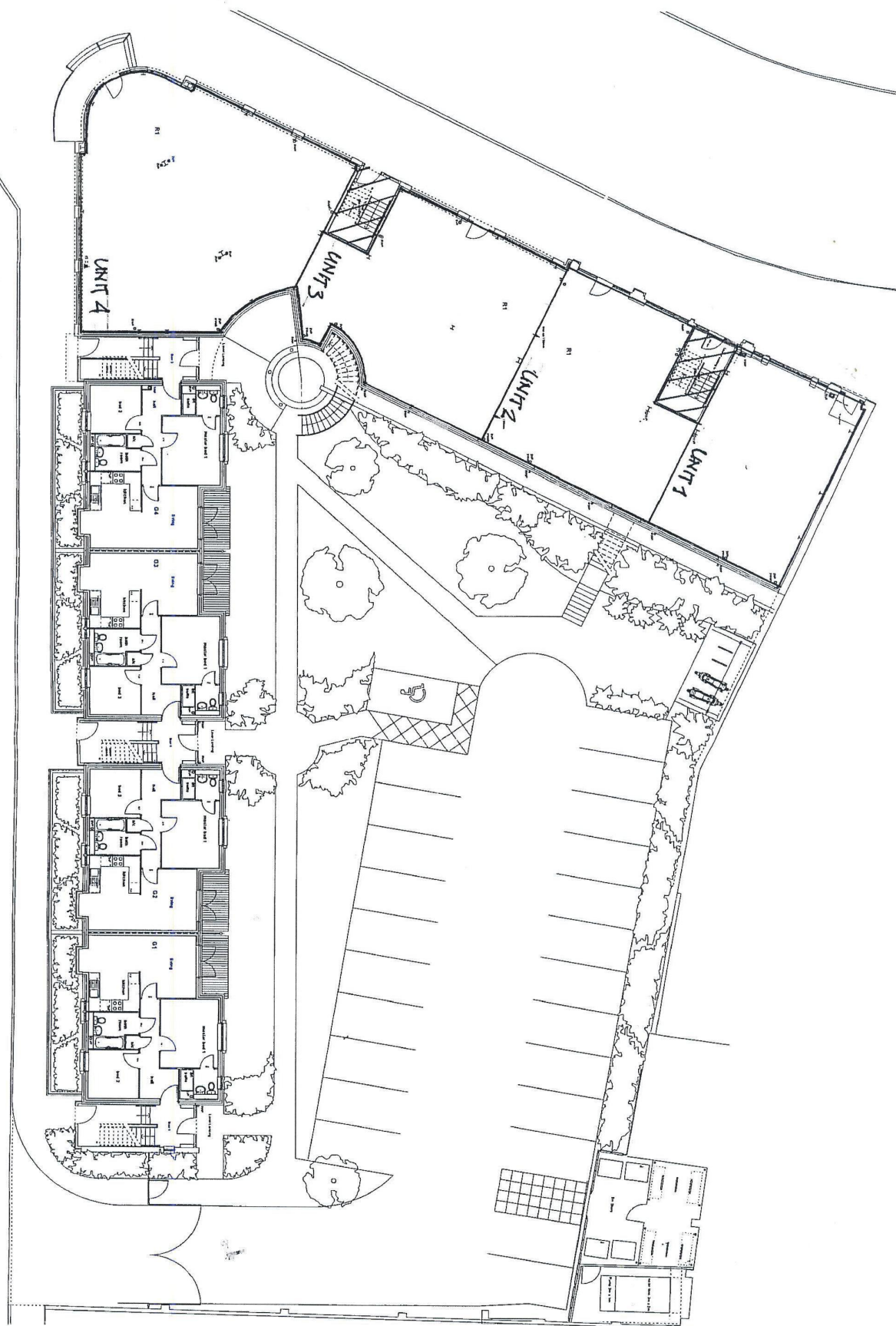
Subject to Contract

Jan 22

Additional Images



Ground Floor Plan, 1:100



DATE: 10/10/2008 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1:100	PROJECT: ST GEORGE'S PARADE/ TEMPEST STREET WOLVERHAMPTON DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1:100 Ground Floor plan
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HOWL
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 10/10/2008

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