



43 Queen Square, Wolverhampton, WV1 1TX

## TO LET

RETAIL & LEISURE

**Size**  
1,441 sq ft (134 sq m)

**Rent**  
£25,000

Prominent central location

A3 Consent (restaurant and cafe use)

## Location

The property occupies a prominent corner position in Queen Square in the heart of Wolverhampton City Centre. Until recently it has been occupied by Nationwide 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.

The art gallery is only a short distance away as is the well renowned Grand Theatre and the main retail core and Mander Centre which, is undergoing a £25 million refurbishment to include a new 90,000 sq.ft Frasers.

## Description

The property forms part of a five storey premises with a large retail display fronting Queen Square and also return frontage onto Lich Gates. The ground floor is largely open plan with an entrance onto Queen Square and disabled entrance off Lich Gates.

The property now benefits from A3 planning consent for use as a restaurant and cafe under application reference 18/00496/FUL.

## Accommodation

(all areas approximate and measured on a net internal basis)

Ground Floor - 133.9 sq.m / 1,441 sq.ft

Basement - unmeasured and restricted headroom

## Rent

£25,000 per annum, exclusive

## Lease

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

## VAT

VAT will be applicable

## Business Rates

Rateable Value to be reassessed

## Viewing

By arrangement with the agents:

Michael Tromans & Co LLP

01902 425 646

or joint agents

Rowley Hughes Thompson

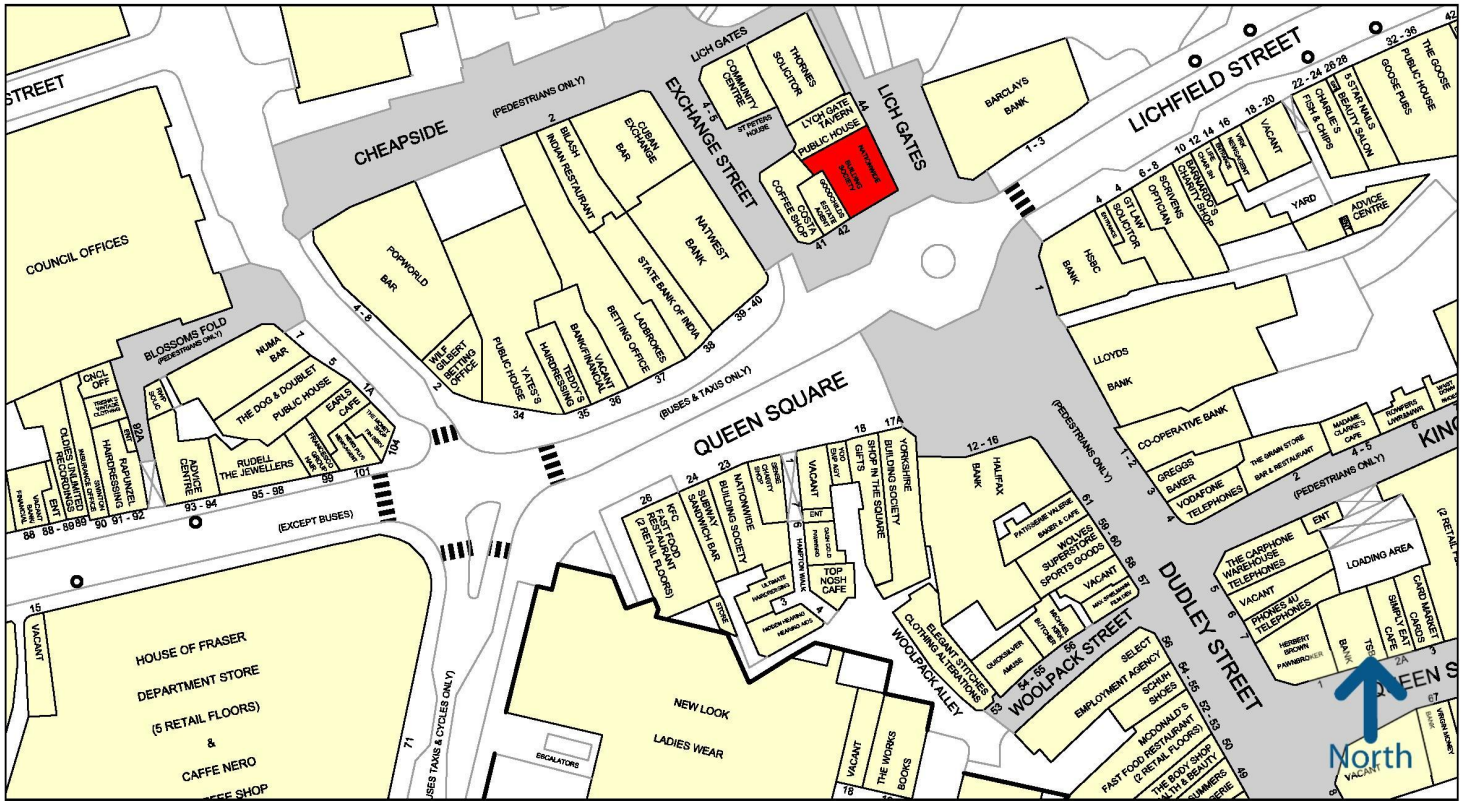
## Subject to Contract

JS/SC/July 2020

## Additional Images







50 metres

Experian Goad Plan Created: 27/10/2017

Created By: Michael Tromans



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