

Leisure & Retail Opportunity



TO LET

Whole or in part from
circa 3,500 - 34,000 sq ft

4 Queen St,
Wolverhampton WV1 3JX



**IV
QS** **FOUR
QUEEN
STREET**



Overview

4 Queen Street is an exciting mixed use opportunity located in the heart of Wolverhampton City Centre.

It's large floor space is capable of sub-division to provide bespoke space for retail, leisure or office occupiers.

The property, which fronts directly onto Queen Street and has rear access from King Street is suitable for a variety of potential uses.

SERVICES

Full main services are available to the property as a whole and potentially on a split basis.

LEASING TERMS

Upon application.

SERVICE CHARGE

A service charge will be levied upon the premises which will equate to £0.28p per sq ft per annum year end 30 September 2021.

EPC

The property has a current overall rating of Category C which expires 2031.

RATES

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:

RATEABLE VALUE (WHOLE)

(2017 Assessment)

£123,000

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

VAT

VAT will be applicable on both rent, service charge and insurance to the landlord.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

Adaptable floorspace



Accommodation

- Units available from circa 3500 sq ft upward.
- Bespoke specification capable of being provided.
- Multi level trading available.

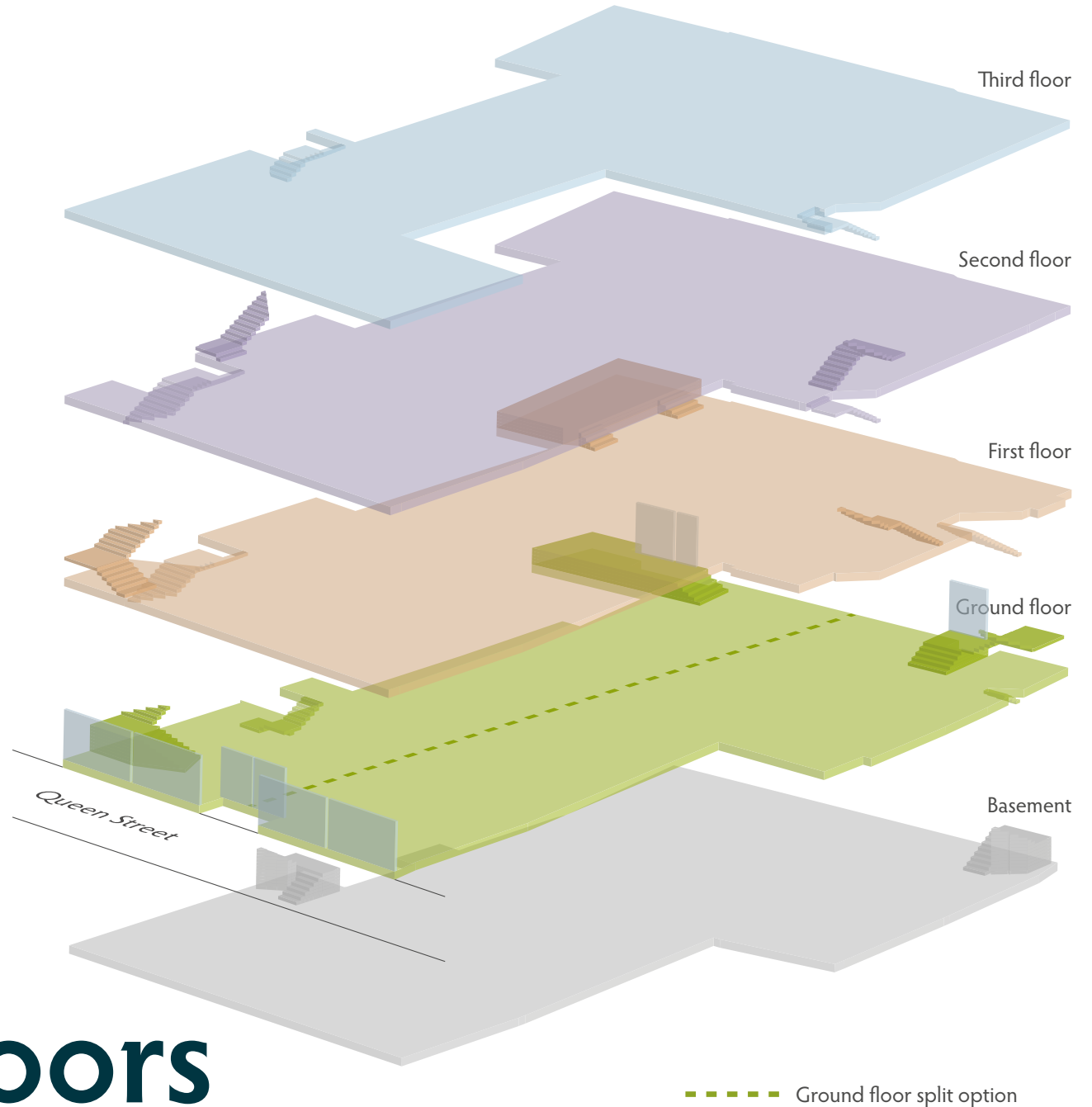
Floor	Area (sq ft)	Area (sq m)
Basement	6,706	623
Ground	7,007	651
First	7,126	662
Second	7,158	665
Third	6,401	596
Total	34,398	3,197

Specification

At present, the property is available as a single multi level facility with floor areas described above.

A sub-division of part or all of the property is available, with exact specification to be agreed with each incoming occupier.

Flexibility over five floors



Location

This significant property is located in the heart of Wolverhampton Town Centre and provides an almost unrivalled opportunity to retail from one of the Country's busiest City Centre locations.

Nearby occupiers include **METRO BANK**, **NATIONWIDE BUILDING SOCIETY**, **WILKO** and **MARKS & SPENCER**.

Its proximity to the University of Wolverhampton Campus and Wolverhampton St Georges Metro Stop further enhance the buildings position.

Wolverhampton is earmarked for £50m of funding from the Future High Streets Fund.



**4 Queen Street
Wolverhampton
WV1 3JX**



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