



1-2 Cleveland Court, Cleveland Street, Wolverhampton, WV1 3HR

## TO LET

RETAIL & LEISURE

**Size**  
1,695 sq ft (157 sq m)

**Rent**  
£13,000

Close to Wulfrun Centre

Good Bus Links

## Location

The premises are located in the city, a short walk from the train, bus and metro stations.

## Description

The premises consist of a ground floor lock up shop/office with A2 financial services consent.

## Accommodation (Areas are Approximate)

Shop 1695ft² 157 m²  
WC

**Total 1695 ft² 157 m²**

Car Parking maybe available

## Rent

£13,000 per annum exclusive

## Lease

A new lease on a full repairing and insuring basis for a term to be agreed.

## Service Charge

A Service charge may be applicable.

## Business Rates

Rateable Value £ 8,600.00

Prospective tenants are advised to make their own enquiries with the local rating authority to verify the above.

## VAT

V.A.T. will be charged as appropriate.

## Viewing

Strictly via the Sole Agents - Michael Tromans & Co LLP.

Subject to Contract

## Additional Images

