

# Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



11 Lichfield Street, Wolverhampton, WV1 1EA

# TO LET

**RETAIL & LEISURE** 

Size

2,554 sq ft (237 sq m)

**Rent** £20,000

http://www.michaeltromans.co.uk/qlink2803

#### Location

The premises used to trade as Epic Cafe and is located in Wolverhampton City centre near to the University and Wolverhampton Art Gallery.

Directly opposite to Coral, William Hill, The Posada and Hooded Ram.

## **Description**

The property is arranged over ground floor and basement, with passenger lift from ground to basement.

There is a disabled toilet at ground floor, and further toilets at basement level.

The basement level benefits from natural light.

#### **Accommodation**

(All areas approximate)

Ground floor 1464 sq.ft Basement 1090ft sq.ft

## Rent

£20,000 per annum exclusive.

#### Lease

New lease available on terms to be agreed.

#### **VAT**

Will be charged as appropriate.

## **Business Rates**

Rateable Value £26,250

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

\*Retail Discount Relief may be applicable\*

# **EPC Rating**

The building is Grade II listed

#### Viewing

By arrangement with the agents:

Michael Tromans & Co

01902 425646

tromansandco@aol.com

# **Subject to Contract**

MRT/SC/19220

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# Additional Images









# **Location Map**

