3-4, Cleveland Court, Cleveland Street, Wolverhampton, WV1

TO LET
RETAIL & LEISURE

Size
1,835 sq ft (170 sq m)

Rent
£16,000

Location

The restaurant former 'La Bunica' is located in the city centre in the Newall Palmer building by the new Casino 36 development and a short walk from the Wulfrun Centre, train, bus and metro stations.

Description

Ground floor lock up restaurant for approximately 70 covers with fully fitted kitchen, extraction canopy and walk in fridge/freezer.

The premises has its own gas, electric and water supply, staff and customer toilet facilities.

Accommodation

(Approximate internal area)

1835 sq.ft

Customer car parking available, evenings and weekends.

Rent

Stepped rent:

Yr 1 - £16,000 pax

Yr 2 - £18,000 pax

Yr 3 - £20,000 pax

Lease

Minimum 3 year term, rent reviews every 3 years.

Service Charge

Capped at £...... per sq.ft.

Reviewed every 3 years.

Deposit

£5000

VAT

Will be charged as appropriate.

Business Rates

Rateable Value: £14,000.00

Interested parties are advised to make their own enquiries with the local rating authority to verify the above. Small business rates relief may be applicable.

EPC Rating

TBA

Viewing

By arrangement with the agents:

Michael Tromans & Co
01902 425646

tromansandco@aol.com

Subject to contract

(MRT/SC/31-05-22)