

Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



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



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)

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images



