

# Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



3 Market Square, Wolverhampton, WV3 0NL

# TO LET

**RETAIL & LEISURE** 

Size

2,718 sq ft (253 sq m)

Rent

£NOW LET

#### Location

The property is prominently situated within Market Square within the heart of Wolverhampton City Centre, fronting Salop Street which has direct access on to the A4150 St Mark's Ring Road.

The property is situated within a well-established mixed retail and commercial location within Wolverhampton city centre.

# **Description**

The property was previously in use as a day nursery

#### **Accommodation**

Net internal area 252.5 sq.m/ 2718 ft2

2 allocated Car Parking Spaces

#### Rent

£18,000 per annum exclusive.

NOW LET

#### Lease

New lease on terms to be agreed.

#### **Service Charge**

Current year estimate based on £3668 payable every six months.

#### **Business Rates**

Rateable Value £16,250

Small Business Rates relief may be available.

75% Retail & Leisure relief may be available.

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

## **EPC** Rating

B - (43)

Gas central heating and air conditioning.

### **Viewings**

By arrangement with the agents:

Michael Tromans & Co

Tel: 01902 425646

tromansandco@aol.com

## **Subject to Contract**

MRT/SC/3523

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# Additional Images













# **Location Map**

