



3 St George's Parade, Wolverhampton, WV2 1BA

## TO LET

RETAIL & LEISURE

**Size**  
1,275 sq ft (118 sq m)

**Rent**  
£NOW LET

Previously a Dessert Parlour

Suit a variety of uses STPP

## Location

The premises occupy a prominent position on the corner of Tempest Street and St George's Parade, within close proximity to the Wulfrun Shopping Centre and nearby traders include Wilkinsons and Argos.

There is a high residential catchment in the immediate vicinity and the units are on the edge of the entertainment quarter with Wolverhampton's largest nightclub, Faces, only a short distance away.

## Description

The ground floor units form part of a larger residential scheme. We understand the units have planning consent for A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurant), A4 (Public House/Wine Bar) and A5 (Hot Food Takeaway), restricted to 34% of the frontage.

## Accommodation (Areas are Approximate)

Net Internal area 1,275 sq.ft 118 sq.m

## Rent

£11,000 per annum exclusive.

NOW LET

## Lease

The units are available on new leases, which will effectively be on full repairing and insuring terms via a service charge, for a term of years to be agreed.

## VAT

We understand that the property is elected for VAT and will therefore be charged.

## Business Rates 2023

RV: £7,400

Interested parties should make their own enquiries with the local authority.

## EPC

To be assessed

## Viewing

By prior arrangement with :-

Michael Tromans & Co LLP 01902 425 646

Subject to Contract

Jan 22



## Additional Images



