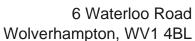
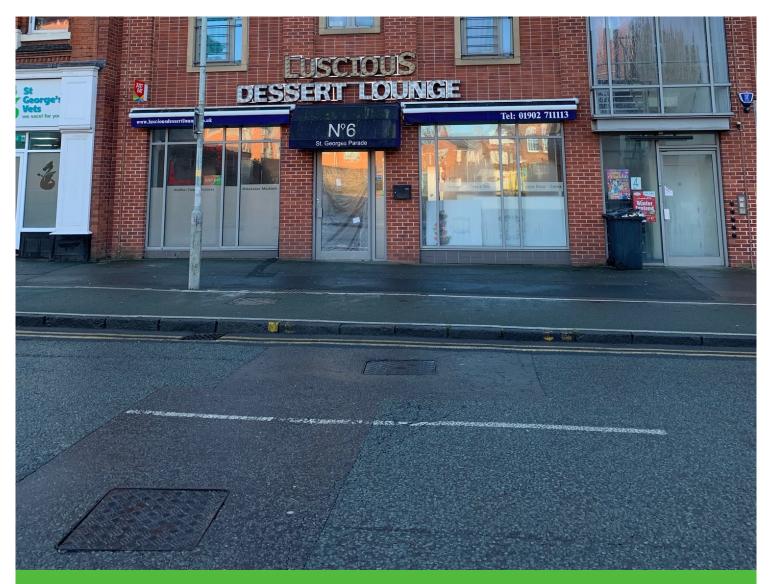


6 Waterloo Road





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

TO LET

MICHAEL TROMANS

& Co.

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

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





