



36 Pipers Row, Wolverhampton, WV1 3JY

**FOR SALE**

RETAIL & LEISURE

**Size**  
14,100 sq ft (1,310 sq m)

**Purchase Price**  
£650,000

Extensive accommodation

Central location

Former leisure / bar

Possible development potential

## Location

Subject to contract, August 2023

The property is located in a central position within Wolverhampton city centre

The bus and rail stations are in close proximity and a new Midland Metro tram stop is under construction and due to open shortly, positioning the property at the centre of the city's transport hub

## Description

The property has traded for many years as a nightclub, arranged over two trading floors

The property is presently still fitted out as a nightclub with a variety of bars, lounges, dance floors etc

Nearby traders include a wide variety of shops and leisure uses, in addition to the university and the Grand Theatre

## Accommodation

Approximate gross internal areas;

Ground Floor	6600 sq ft
First Floor	6600 sq ft
Basement	900 sq ft

## Tenancy

The property is let to BEETs Club & Lounge Limited (with a guarantor), for term of 10 years from April 2024, at a rent of £55000pa, full repair (subject to schedule)

## Sale Price

Offers in the region of £650,000

## VAT

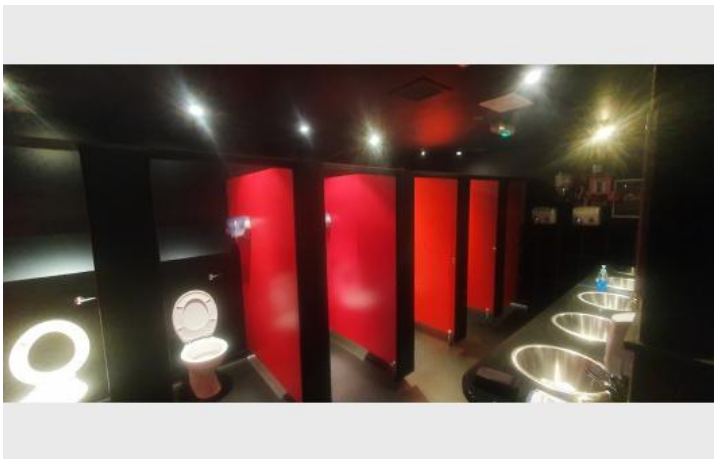
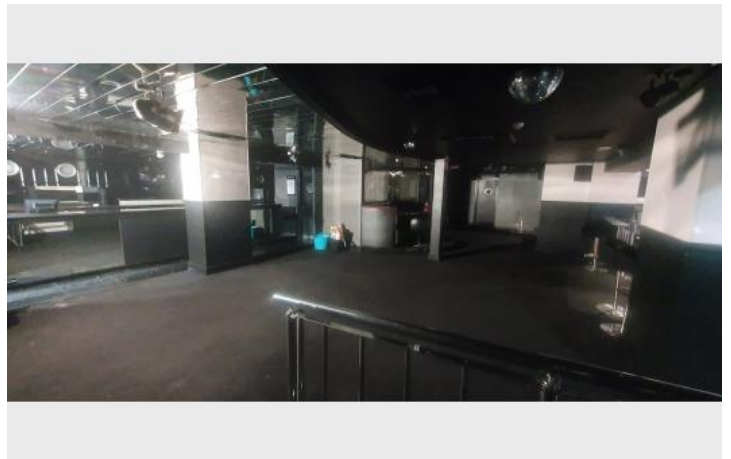
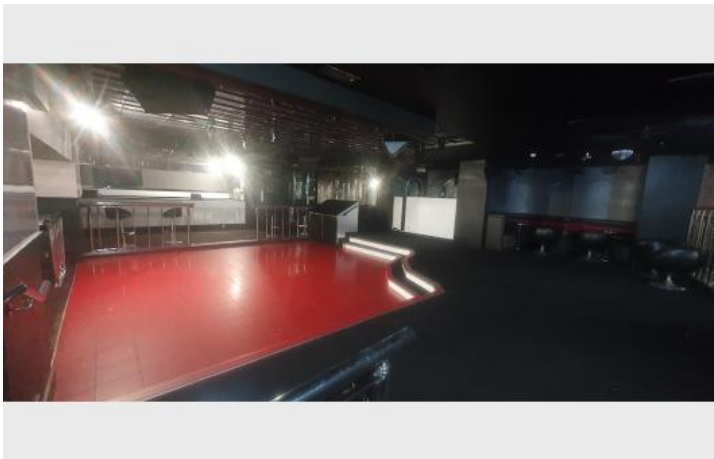
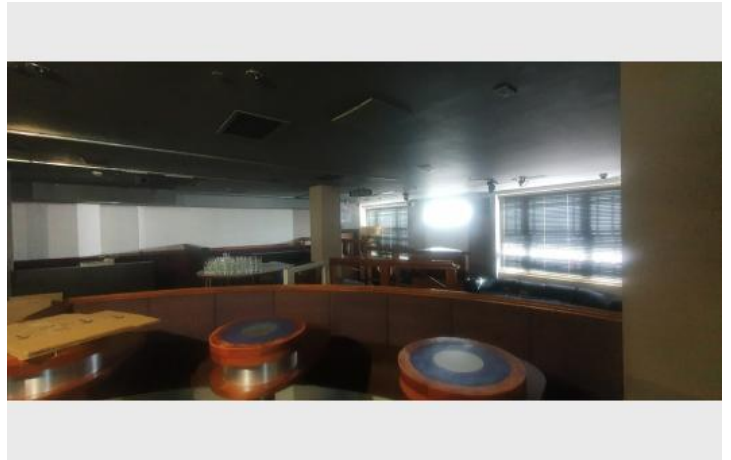
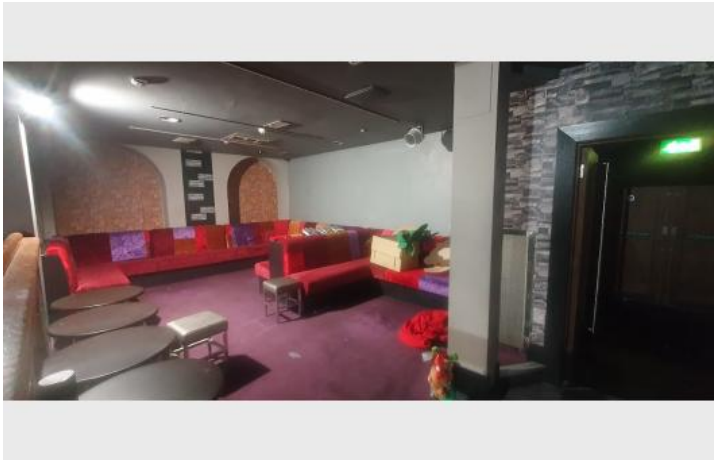
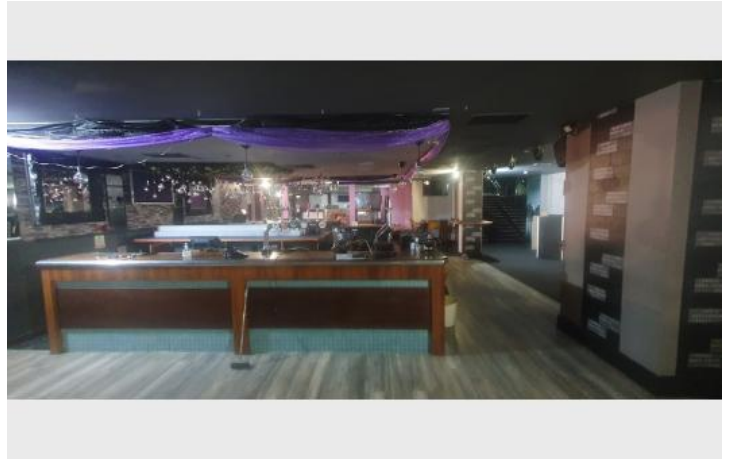
Will apply

## Viewing

Strictly by arrangement with Michael Tromans & Co, tel 01902 425646

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## Additional Images





## Location Map

