



41 Queen Square, Wolverhampton, WV1 1TX

**TO LET**

RETAIL & LEISURE

Size  
1,593 sq ft (148 sq m)

Rent  
£ROA

Prominent City Centre Location

Former Coffee Shop

## Location

The property is located in a prominent corner position in Queen Square, in the centre of Wolverhampton.

There are a number of national operators within Queen Square including, Specsavers, Natwest, Nationwide, Barclays and HSBC. The council offices, Mander Centre and House of Fraser are all located within a short distance.

## Description

The property is mainly laid out over basement, ground and first floors with the second and third floors remaining in a shell condition. For a number of years the property has traded as a cocktail bar and coffee shop with dining areas on both the ground and first floors, with the usual kitchen, W.C. facilities and storage areas.

The property is Grade II listed.

## Accommodation (Areas are Approximate)

Retail Area 73.4 sq.m 790 sq.ft

First Floor 74.61 sq.m 803 sq.ft

Basement 65.80 sq.m 708 sq.ft

## Rent

ROA

## Lease

A new lease for a term of years to be agreed on a full repairing and insuring basis.

## Business Rates 2026

Rateable Value £27,000

Interested parties should verify the above with the local authority.

## VAT

VAT does not currently apply

## Viewing

Strictly via the Sole Agents - Michael Tromans & Co LLP.

tromansandco@aol.com

01902 425646

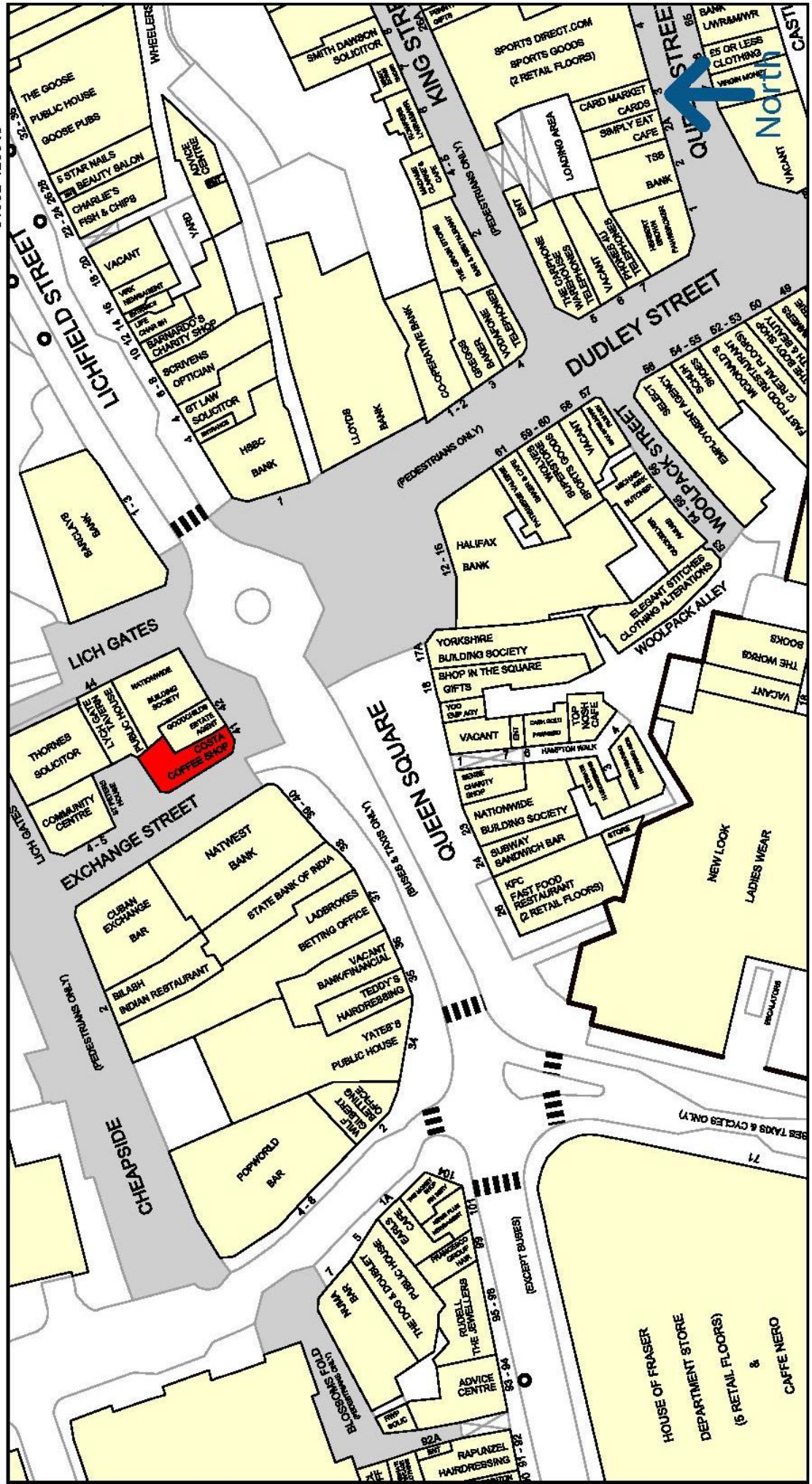
Subject to Contract

Additional Images



# Location Map





Experian Goad Plan Created: 06/01/2015  
 Created By: Michael Tromans

