



42 Queen Square, Wolverhampton, WV1 1TX

TO LET

RETAIL & LEISURE

Size
1,435 sq ft (133 sq m)

Rent
£NOW LET

Location

The property occupies a prominent position in Queen Square in the heart of Wolverhampton City Centre. It has been occupied by Belvoir Estate Agency (Business Unaffected) for many years and is located alongside a number of banking organisations to include Barclays, HSBC, Natwest and Lloyds. Other traders comprise a mix of local and national operators providing retail and leisure facilities including the Parisian Bar.

The art gallery is only a short distance away as is the main city centre retail core and Mander Centre.

Description

The four storey premises has a large retail display fronting the main square in Wolverhampton city centre, Queen Square. The premises also benefits from electric central heating and air conditioning.

Accommodation

Ground Floor:

Office 419 sq.ft

First Floor:

Office 252 sq.ft

Kitchen

Second Floor:

Store 207 sq.ft

Store 67 sq.ft

WC's

Third Floor:

Store 197 sq.ft

Store 114 sq.ft

Store 89 sq.ft

(measurements taken from the VOA website)

Rent

£13,000 per annum exclusive.

NOW LET

Lease

A new lease is to be offered on a full repairing and insuring basis.

VAT

Does not currently apply.

Business Rates

Rateable Value £9,600.00.

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

Small Business Rates or Retail Relief may be available.

EPC

tba

Viewing

By arrangement with the agents:

Michael Tromans & Co LLP

01902 425 646

tromansandco@aol.com

Subject to Contract

JS/SC/12/21

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 intending 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

