



43 Queen Square, Wolverhampton, WV1 1TX

TO LET

RETAIL & LEISURE

Size
1,441 sq ft (134 sq m)

Rent
£25,000

Prominent central location

A3 Consent (restaurant and cafe use)

Location

The property occupies a prominent corner position in Queen Square in the heart of Wolverhampton City Centre. Until recently it has been occupied by Nationwide 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.

The art gallery is only a short distance away as is the well renowned Grand Theatre and the main retail core and Mander Centre which, is undergoing a £25 million refurbishment to include a new 90,000 sq.ft Frasers.

Description

The property forms part of a five storey premises with a large retail display fronting Queen Square and also return frontage onto Lich Gates. The ground floor is largely open plan with an entrance onto Queen Square and disabled entrance off Lich Gates.

The property now benefits from A3 planning consent for use as a restaurant and cafe under application reference 18/00496/FUL.

Accommodation

(all areas approximate and measured on a net internal basis)

Ground Floor - 133.9 sq.m / 1,441 sq.ft

Basement - unmeasured and restricted headroom

Rent

£25,000 per annum, exclusive

Lease

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

VAT

VAT will be applicable

Business Rates

Rateable Value to be reassessed

Viewing

By arrangement with the agents:

Michael Tromans & Co LLP

01902 425 646

or joint agents

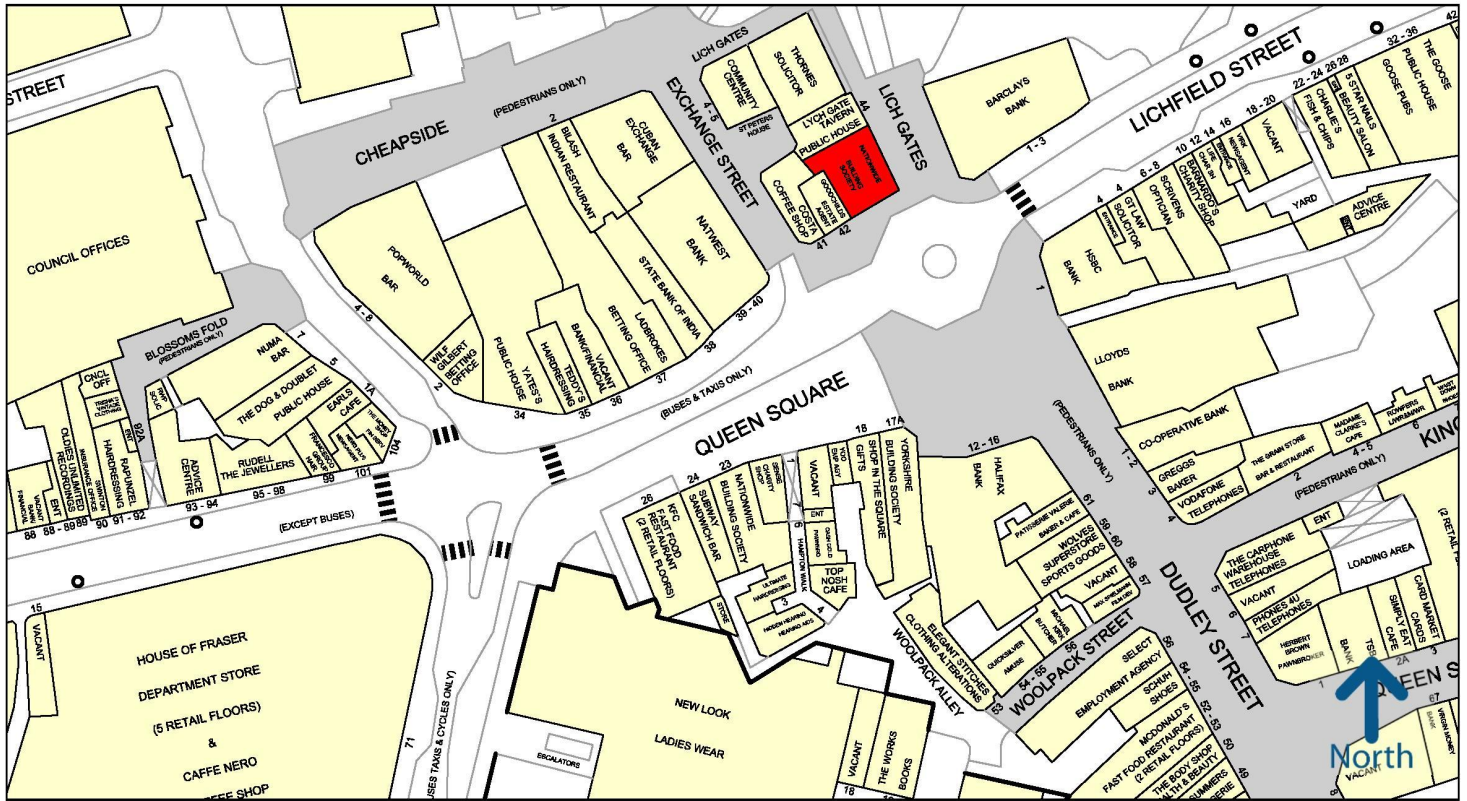
Rowley Hughes Thompson

Subject to Contract

JS/SC/July 2020

Additional Images





50 metres

Experian Goad Plan Created: 27/10/2017
Created By: Michael Tromans



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