



51 Lichfield Street, Wolverhampton, WV1 1EQ

TO LET

RETAIL & LEISURE

Size
2,240 sq ft (208 sq m)

Rent
£15,000

Location

The property is located in a busy city centre location, with the entertainment quarter nearby, including the Grand Theatre, and Art Gallery.

Description

The property formerly traded as a Gym and has D2 leisure consent, it comprises of a trading area at ground floor and basement level.

Accommodation

(all areas are approximate)

Shop: 1463ft²/ 136 sq.m

Basement: 777ft²/ 72.2 sq.m

Rent

£15,000 per annum exclusive.

Lease

A new lease is available on terms to be agreed.

VAT

Will be charged as appropriate.

Service Charge

Will apply.

Business Rates

From 1st April 2023

Rateable Value £ 15,000.00

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

Costs

A contribution towards landlord's legal and agency costs may be required along with a deposit to cover abortive costs should the transaction fail to complete.

EPC Rating

D - 94

Viewing

Strictly by arrangement with the agents:

Michael Tromans & Co:

01902 425646

tromansandco@aol.com

Subject to Contract

JS/SC/1-03-23

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