



55-56 Victoria Street, Wolverhampton, WV1 3NX

## TO LET

RETAIL & LEISURE

**Size**  
1,288 sq ft (120 sq m)

**Rent**  
£21,500

## Location

The shop is located within the main shopping core of Wolverhampton city centre opposite Lindy Lou Cafe, MRG menswear and next door to Oxfam and British Heart Foundation.

## Description

Victoria Street comprises a good mix of retail and leisure premises, the subject shop formerly traded as Le Monde menswear and comprises a large L shaped retail area with basement rear servicing and store.

The shop also benefits from gas central heating and a energy efficiency rating of C.

## Accommodation

Shop area 1288 sq.ft

Basement 1005 sq.ft

Male and Female WC's

## Rent

£21,500 per annum exclusive

## Lease

New lease terms available

## VAT

Will be charged as appropriate.

## Business Rates

Rateable Value £14,250.00.

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

C - (51)

## Viewing

By arrangement with the agents:

Michael Tromans & Co LLP

01902 425 646

tromansandco@aol.com

## Subject to Contract

JS/SC/03/22

## Additional Images



