

# Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



55-56 Victoria Street, Wolverhampton, WV1 3NX



**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

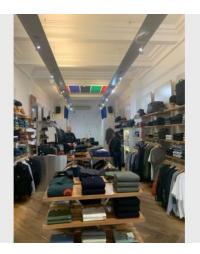
01902 425 646

tromansandco@aol.com

## **Subject to Contract**

JS/SC/03/22

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# **Location Map**

