



6 Waterloo Road Wolverhampton, WV1 4BL



7 Hampton Walk, Queen Square, Wolverhampton, WV1 1TQ

TO LET

RETAIL & LEISURE

Size

1,271 sq ft (118 sq m)

Rent £13,000

Prominent City Centre Location

Arcade setting

Location

The premises are located in the heart of Wolverhampton City Centre and occupy a prominent position in Hampton Walk, fronting Queen Square. Nearby traders include, KFC, Subway, Natwest, Barclays, Lloyds and HSBC. Hampton Walk leads through to the Mander Centre, home to a number of national retailers and the new 90,000sq.ft. House of Fraser.

Description

The property occupies a prominent corner position on the main entrance to Hampton Walk. Internally the regular shaped, open plan retail unit comprises a glazed return frontage with roller shutters and suspended ceiling. Stairs to the rear of the unit lead to useful basement storage or office accommodation.

Further first floor accommodation could be made available if required, which would benefit from access from the retail premises.

Accommodation (Areas are Approximate)

Ground Floor 611 sq.ft 56.74 sq.m

Basement 660 sq.ft 61.36 sq.m

Rent

£13,000 per annum exclusive.

A service charge is levied to cover the cost of shared services.

Lease

A new full repairing and insuring lease on terms to be agreed.

Business Rates

Rateable Value £18,000

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

EPC

EPC = E - 124

Legal Costs

A contribution towards the landlord's reasonable legal costs may be required.

VAT

All figures quoted are exclusive of VAT but, VAT may be charged where appropriate.

Viewing

Strictly by appointment via Michael Tromans & Co LLP

Subject to Contract

JS Sept 16

11-1-17

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 indending 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





