



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

## Additional Images





