Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL

## 7 North Street, Wolverhampton, WV1 1RE

# FOR SALE

RETAIL & LEISURE

**Size**
6,720 sq ft (624 sq m)

**Purchase Price**
£400,000

http://www.michaeltromans.co.uk/qlink3223

## Location

The property lies at the junction of North Street and Blossoms Fold in the heart of Wolverhampton City Centre, lying just off Darlington Street.

North Street is adjacent to the Wolverhampton Civic Hall, the City's Council Offices, Magistrates Court and St Peter's Church and Gardens.

The City's main retail and office core are very close by and the University Campus and Molineux Stadium lies just to the other side of the Ring Road

Whilst most recently branded as the North Street Social, the venue was historically known as the Little Civic.

## Description

An attractive three storey red brick corner property constructed in 1874. It is currently configured to provid an open plan trading area on the ground floor with a central bar and range of fixed seating. To the rear is an open fronted trade kitchen.

At first floor level is a further trading area, which has boarded floors and walls, seating booths, stage area, DJ console and its own bar servery. Both floors have customer WCs.

On the second floor there is a spacious accommodation which has in the past been used as living quarters, but is currently used for offices and storage.

## Accommodation

Approximate internal areas

Cellar 1500 sq.ft

Ground Floor 2400 sq.ft

First Floor 1560 sq.ft

Second Floor 1260 sq.ft

TOTAL: 6720 sq.ft

## Tenure

The property is available for £400,000 Freehold

Subject to a lease for 10 years with effect from 16th July 2021 at an initial rent of £35,000 per annum. There is provision for rent review on 16th July 2026 and every 5 years.

## EPC Rating

C

## VAT

Not elected/ VAT does not currently apply

## Viewing

Viewing by arrangement with the agents:

Michael Tromans & Co LLP

01902 425646

tromansandco@aol.com

## Subject to Contract

JS/SC/02/26

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