



6 Waterloo Road Wolverhampton, WV1 4BL



74 Darlington Street, Wolverhampton, WV1 4LY

# TO LET

**RETAIL & LEISURE** 

**Size** 934 sq ft (87 sq m)

**Rent** £11,000

A2 permission

Good public transport

#### Location

The property occupies a good location on one of the main roads in Wolverhampton City Centre.

# **Description**

The shop until recently has traded as an Estate Agent benefitting form A2 use and would suit similar uses.

### **Accommodation (Areas are Approximate)**

Ground:

Shop 366 ft<sup>2</sup> 34.0 m<sup>2</sup>

Office 145 ft<sup>2</sup> 13.5 m<sup>2</sup>

Basement:

Office 126 ft<sup>2</sup> 11.7 m<sup>2</sup>

Store 196 ft<sup>2</sup> 18.2 m<sup>2</sup>

Store 101 ft<sup>2</sup> 9.4 m<sup>2</sup>

TOTAL: 934 ft<sup>2</sup> 86.8 m<sup>2</sup>

Car parking may be available.

#### Rent

£11,000 per annum exclusive.

#### Lease

A new lease on a full repairing and insuring basis for a term to be agreed.

#### **Business Rates**

Rateable Value £7,300

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

# Service Charge

A service charge is applicable.

#### **VAT**

V.A.T. will be charged as appropriate.

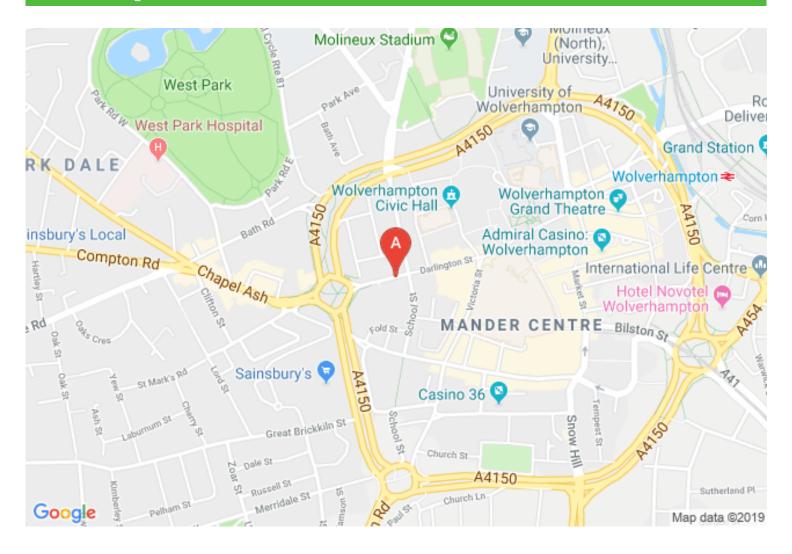
# Viewing

Strictly via the Sole Agents - Michael Tromans & Co LLP.

Subject to Contract.

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.

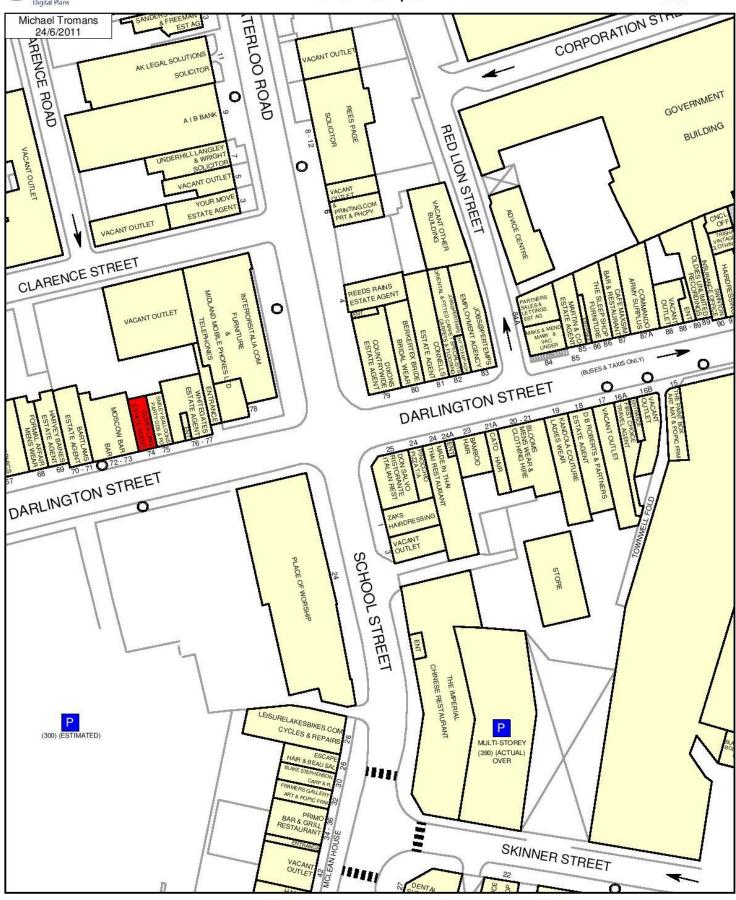
# **Additional Images**





# Wolverhampton











50 metres