



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 from 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.

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## Additional Images





50 metres