



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



86 Darlington Street, Wolverhampton, WV1 4EX

## TO LET

RETAIL & LEISURE

**Size**  
1,905 sq ft (177 sq m)

**Rent**  
£12,000

<http://www.michaeltromans.co.uk/qlink2523>

## Location

The property occupies a prime position on Darlington Street, which is one of the main streets/bus/taxi routes in and out of the City and close to the professional quarter, where occupiers include solicitors, estate agents and recruitment agents.

Nearby retailers include Post Office, Pertemps, Dixons and Connells.

## Accommodation

(Approximate Internal Areas)

### Ground Floor

Shop: 1027 ft<sup>2</sup>/ 95.43 m<sup>2</sup>

Office: 48 ft<sup>2</sup>/ 4.47 m<sup>2</sup>

### Basement

Showroom: 830 ft<sup>2</sup>/ 77.20 m<sup>2</sup>

WC

Kitchen

## Rent

£12,000 per annum, exclusive

## Lease

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

## Business Rates

Rateable Value: £14,250

## VAT

VAT is chargeable

## EPC Rating

C - (71)

## Viewing

Strictly via the Sole Agents:-

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## Subject to Contract

JS/SC/Apr 26

Additional Images



# Location Map

