



The Exchange, Exchange Street, Wolverhampton, WV1 1TS

## TO LET

RETAIL & LEISURE

**Size**  
2,000 sq ft (186 sq m)

**Rent**  
£NOW LET

## Location

The property is located in a very central position within Wolverhampton city, close to the university, leisure quarter, and shopping core

## Description

The property is well presented internally, and traded until recently as a bar and restaurant

The property provides extensive accommodation over basement, ground, and first floors

## Accommodation

### Ground Floor

Trading area 1390sq ft

Ground floor ancillary 60sq ft

Customer toilets

### First Floor

Kitchen 296sq ft

Office 142sq ft

Store/bathroom 172sq ft

The first floor also provide a flat, containing kitchen, living room, bathroom, bedroom

There is a large cellar area

## Lease

New lease available

## Rent

£29500pa

NOW LET

## VAT

May Apply

## EPC

D

## Business Rates

RV £16500

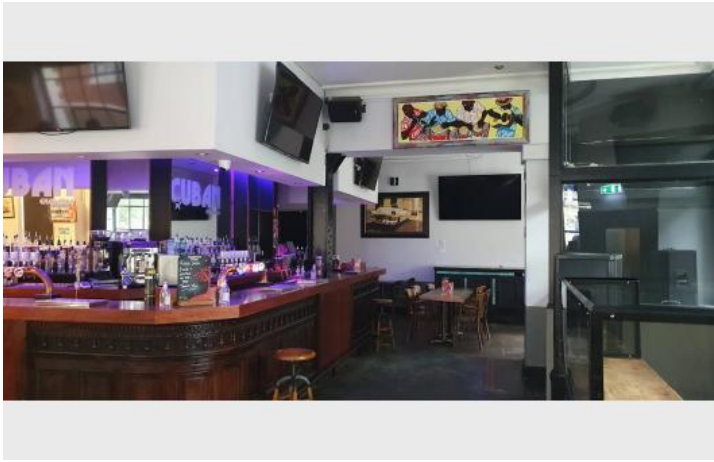
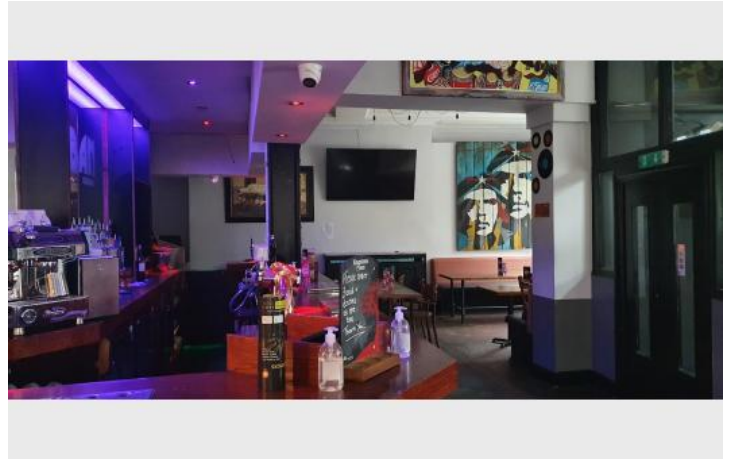
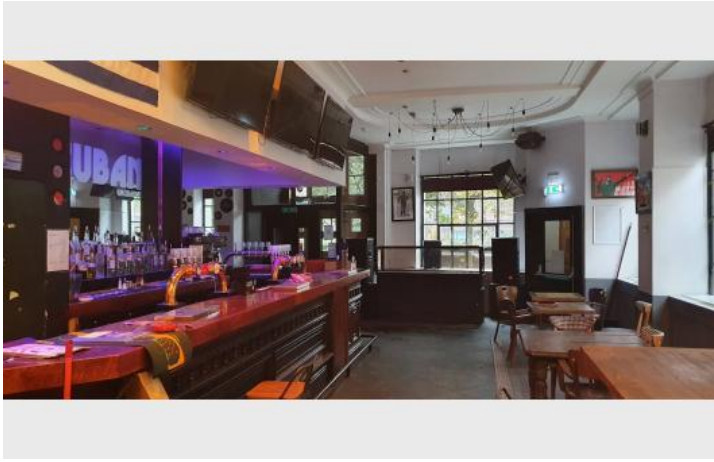
and a domestic assessment band 'B' for the residential

## Viewing

By arrangement with Michael Tromans & Co

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## Additional Images



## Location Map

