



6 Waterloo Road Wolverhampton, WV1 4BL



The Marigold, Herian House, Salop Street, Wolverhampton, WV3

# TO LET

**RETAIL & LEISURE** 

Size

4,720 sq ft (438 sq m)

**£UNDER OFFER** 

### **Description**

Former Marigold Indian Restaurant.

The property is located within the city centre on Salop Street and can also be accessed from Fold Street (WV1 4LP). It also benefits from a gas supply, central heating, air conditioning and intercom system.

All services are on a metered supply as far as we are aware.

The Market Square and Peel Street public car park are directly opposite.

#### **Accommodation**

(All areas taken from the VOA and subject to confirmation)

Ground Floor: 4056 sq.ft / 377 sq.m

(Restaurant/ Kitchen/ Staff Room/ Beer Store/ Storage/

WC's)

First Floor: 664 sq.ft / 62 sq.m

(Restaurant/Office)

TOTAL: 4720 sq.ft / 438 sq.m

#### Rent

£25,000 per annum exclusive UNDER OFFER

Deposit

A deposit of £30,000 is required for the use and benefit of the catering equipment during the initial lease term.

#### Lease

New lease available.

## **Service Charge**

May apply.

## VAT

Will be charged as appropriate.

#### **Business Rates**

Rateable Value £ 28,000.00

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

#### **EPC** Rating

D - (92)

### Viewing

By arrangement with the agents: Michael Tromans & Co Tel: (01902) 425646

Email: tromansandco@aol.com

#### **Subject to Contract**

MRT/SC/20-11-2017

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## **Additional Images**





