



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

TO LET

RETAIL & LEISURE

Size
4,720 sq ft (438 sq m)

Rent
£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

Additional Images

