



Unit 1 Hampton Walk, Queen Square, Wolverhampton, WV1 1TQ

TO LET

RETAIL & LEISURE

Size
1,154 sq ft (107 sq m)

Rent
£13,000

Location

The shop located in the heart of Wolverhampton City Centre and occupies a prominent position at the entrance way of Hampton Walk which leads to the Mander Shopping Centre. The shop also fronts Queen Square, the very centre of the City.

Nearby traders include, KFC, Subway, Natwest, Barclays, Lloyds and HSBC. Hampton Walk leads through to the Mander Centre, home to a number of national retailers and which is shortly to be developed to house a new 90,000sq.ft. Debenhams.

Description

The property formerly traded as a 'Sense' charity retail store.

Internally the regular shaped, open plan retail unit comprises a glazed return frontage with roller shutters and suspended ceiling. Stairs to the rear of the unit lead to useful basement storage or office accommodation.

Accommodation

(Areas are Approximate)

Ground Floor	555 sq.ft	51.6 sq.m
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Basement	598 sq.ft	55.6 sq.m
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Rent

£13,000 per annum exclusive.

A service charge is levied to cover the cost of shared services.

Lease

A new full repairing and insuring lease on terms to be agreed.

Business Rates

Rateable Value £16,750

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

EPC Rating

TBA

Legal Costs

A contribution towards the landlord's reasonable legal costs may be required.

VAT

All figures quoted are exclusive of VAT but, VAT may be charged where appropriate.

Viewing

Strictly by appointment via Michael Tromans & Co LLP

Subject to Contract

JS 111017/070323

Additional Images



Location Map



