

6 School Street, Wolverhampton, WV1 4LR



FOR SALE

City Centre Bar/Restaurant Premises Net Internal Area: 2,114 ft2 (196.4 m2)

info@siddalljones.com

T: 0121 638 0500



Location

The property occupies a prominent position on the corner of School Street and Fold Street in Wolverhampton City Centre. The property is located within the inner ring road (A4150) and just off the newly pedestrianised Victoria Street. It is a short walk to the Wulfrun and Mander shopping centres, and sits just behind the former Beatties building which will soon be undergoing redevelopment.

Wolverhampton Train and Metro Stations are located about $\frac{1}{2}$ a mile away, in addition to a number of car parking options in close proximity.

Description

The property comprises a vacant former Bar / Restaurant premises in Wolverhampton City Centre. The largely open plan space is split across 2-storeys and benefits from access points on both School Street and Fold Street.

We understand the property also has a premises licence having formerly ran as a bar /restaurant.

Accommodation

Ground Floor	1,085.74 ft ²
First Floor	1,028.26 ft ²
Total (NIA)	2,114 ft ²

Terms

We are inviting offers in excess of £250,000 for the freehold interest

VAT

All figures' quotes are exclusive of VAT which is not payable.

Business Rates

Rateable Value = £10,500

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

Services

We are advised that all main services are connected.

The agent has not checked and does not accept responsibility for any of the services within this property and would suggest that any occupier satisfies themselves in this regard.

Planning Use

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, we will require two forms of ID from the successful applicant.

Availability

The property is available immediately upon completion of legal formalities.

Viewings

Strictly via the sole agents Siddall Jones on: 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.