

10-12 Princess Street, Wolverhampton, WV1 1HW



TO LET

City Centre Retail Premises

Net Internal Area: 2,462 ft2 (228.70 m2)

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T: 0121 638 0500



Location

The premises front onto Princess Street in the heart of Wolverhampton City Centre and lie a short walk from Wolverhampton's train station and main bus terminus.

The premises are located near to the City's main shopping centre, where numerous local and national operators are represented, including McDonalds, Starbucks and Metro Bank.

A number of popular leisure venues are situated in close proximity, including Bunk, The Bohemian and more.

Description

The premises comprises a ground floor double retail unit, formerly occupied by Revolution bar. Occupying a prominent position on Princess Street, it benefits from characterful stonework and glazed frontage. Internally, the unit comprises an open plan retail space with W/C, along with additional basement.

The property is currently under refurbishment and can be provided in white box or shell and core condition.

Plentiful parking is available nearby on street and in various car parks.

Accommodation

Ground Floor: 2,462 ft2 (228.70 m2) approximately

Basement: 500 ft2

Rental / Terms

The property is available to let on a new lease with length to be agreed at £22,000 per annum exclusive.

Business Rates

The property is listed under Wolverhampton City Council and has been rated as follows:

Rateable Value: £31,250 Rates Payable: £15,593 per annum approx

VAT

All figures' quotes are exclusive of VAT which may be payable.

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.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities

Viewings

Strictly via the sole letting agent Siddall Jones on: 0121 638 0500



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

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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.