

10-12 Princess Street, Wolverhampton, WV1 1HW



TO LET

City Centre Retail Premises

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

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

