



37 QUEEN SQUARE, WOLVERHAMPTON, WV1 1TL

LEISURE, RETAIL TO LET | 3,053 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

City Centre Retail Premises

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- Prominent City Centre Location
  - Open Plan Retail Space
  - Suitable for a Variety of Uses - STP
  - Near to Numerous National Retailers
  - High Footfall
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## DESCRIPTION

The property comprises of a ground floor retail premises with additional ancillary / WC facilities located to the rear.

The unit was formerly occupied by Ladbrokes and consists of uniformly shaped, versatile retail accommodation suitable for a variety of uses.

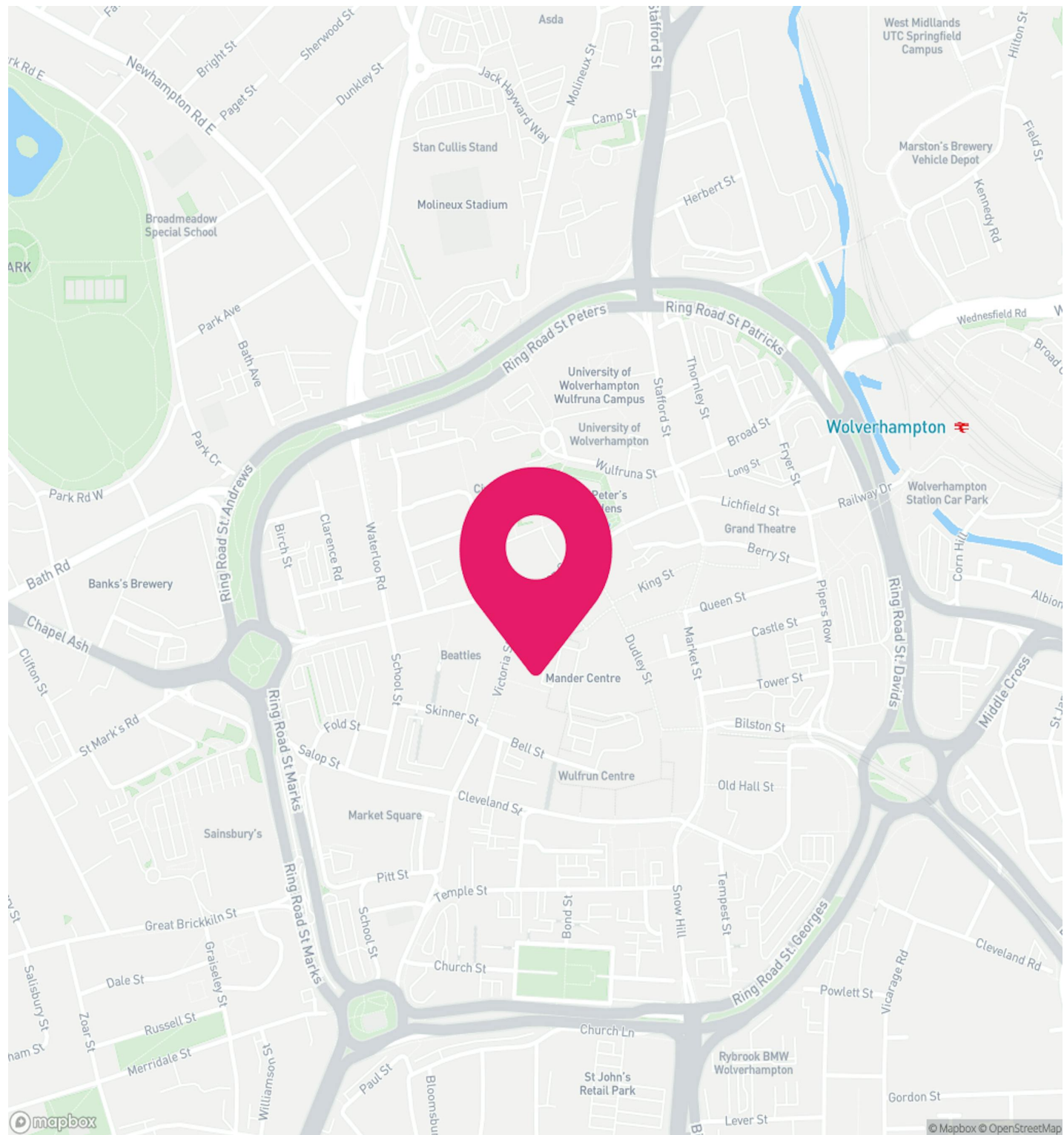


## LOCATION

The property is located prominently on Queens Square in the heart of Wolverhampton town centre.

There are a number of bus stops located on the adjoining Darlington Street. Wolverhampton Train and Tram Stations are located 0.4 miles to the east of the property providing rail connections to Birmingham, Liverpool and London.

Other notable occupiers in the vicinity include McDonald's, Starbucks, Metro Bank, Natwest and Slug and Lettuce.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	3,053	283.63	Available
<b>Total</b>	<b>3,053</b>	<b>283.63</b>	

## TERMS

The property is available on a new lease, with length to be agreed, at £37,500 per annum (exclusive).

## VAT

All prices quoted are exclusive of VAT, which may be payable

## RATEABLE VALUE

The property is listed with Wolverhampton City Council and is rated as follows:

RV: £30,250

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the property benefits from mains electricity and water on site.

The agent has not tested the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction.

## AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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