



51-53 QUEEN STREET, WOLVERHAMPTON, WV1 3BJ

LEISURE, RETAIL TO LET | 4,700 TO 16,000 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

City Centre Retail and Leisure Opportunity

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- Restaurant Opportunity
  - Characterful Features
  - Prominent Location
  - Close proximity to F&B Operators
  - Extensive Frontage
  - Multi-Use Development
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## DESCRIPTION

The unit occupies a prominent position in Wolverhampton City Centre, with pedestrian access to the fore from Queen Street. Part of the former Express and Star premises, this period building benefits from a number of characterful features including the large windows and stonework.

The ground floor comprises 4,700ft<sup>2</sup> of space formerly used as offices, however the unit can be provided to an agreed specification, ready for tenants fit-out. The space offers an ideal opportunity for a restaurant operator, with other F&B offering in the immediate vicinity, including Nando's, Burger and Sauce, KFC, and GDK.

Located at the rear of the building, the former pressworks provides circa 16,000ft<sup>2</sup> of space, ideal for a number of leisure uses.

The unit forms part of the former Express and Star premises, which spans across 3 roads, and is undergoing conversion to offer both residential and office accommodation, along with retail and leisure venues.

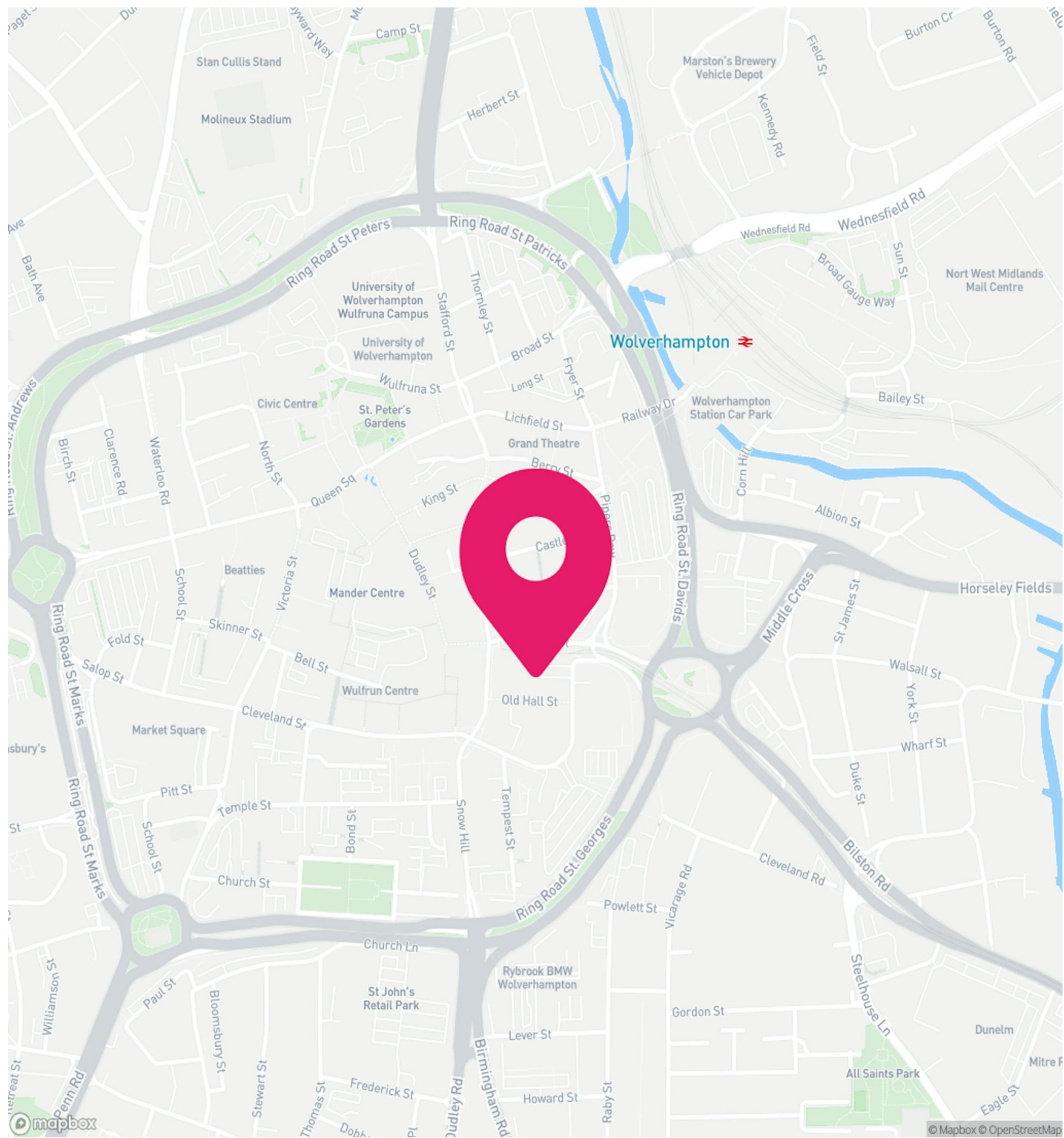


## LOCATION

The building is prominently located on Queen Street in the heart of Wolverhampton City Centre. Located just a short walk from Wolverhampton's main transport links, including the railway, tram, and bus stations, the Express & Star Building offers excellent connectivity to the wider Midlands and nationally.

The unit is surrounded by plenty of amenity, with a variety of shops, restaurants, and cafes, providing plenty of options for lunch or post-work relaxation. The premises is a short walk from part of the City's main shopping centre, where numerous local and national operators are represented, including McDonalds, Starbucks and Metro Bank.

Wolverhampton is located approximately 18 miles North West of Birmingham.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	4,700	436.64	Available
Lower Ground	16,000	1,486.45	Available
<b>Total</b>	<b>20,700</b>	<b>1,923.09</b>	

## TERMS

The premises is available by way of a new lease for a term of years to be agreed, with price upon application.

## SERVICES

We understand the property benefits from all mains services.

The agents has not tested the suitability of the connections and all tenants should make their own enquiries.

## SERVICE CHARGE

A service charge will be levied in respect of the maintenance of the communal parts.

## VAT

All figures are quoted exclusive of VAT.

## ANTI-MONEY LAUNDERING

All applicants will be required to provide two forms of ID, along with source / proof of funds, in accordance with anti-money laundering regulations.

## VIEWINGS

Strictly via the sole letting agents Siddall Jones.

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Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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