

TO LET

67 Queen Street
Wolverhampton
WV1 3BY



LOCATION

The premises are located on Queen Street in Wolverhampton City Centre being in close proximity to a number of national multiple retailers including, **KFC, Burger & Sauce, Metro Bank, Nationwide** and **German Doner Kebab**.

DESCRIPTION

The premises arranged over ground floor retailing with first floor storeroom and staff facilities.

ACCOMODATION

The premises comprise of the following approximate areas and dimensions:-

Ground Floor Sales Area	80.08m ²	862 sq. ft
Ground Floor Store	1.11m ²	12 sq. ft
First Floor Storage	69.02m ²	743 sq. ft
First Floor Office	5.01m ²	54 sq. ft
First Floor Kitchen	10.40m ²	112 ft sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certification can be made available upon request.

VAT

All transactions are stated exclusive of VAT.

RENT

£29,500 per annum exclusive of rates, service charge and VAT.

PLANNING

We understand from City of Wolverhampton Council's website that the premises lie within the City Centre Conservation Area.

We recommend that all interested parties make their own enquiries with the Planning Department at Wolverhampton City Council.

RATES

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value (2023 Assessment)	£14,500
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT

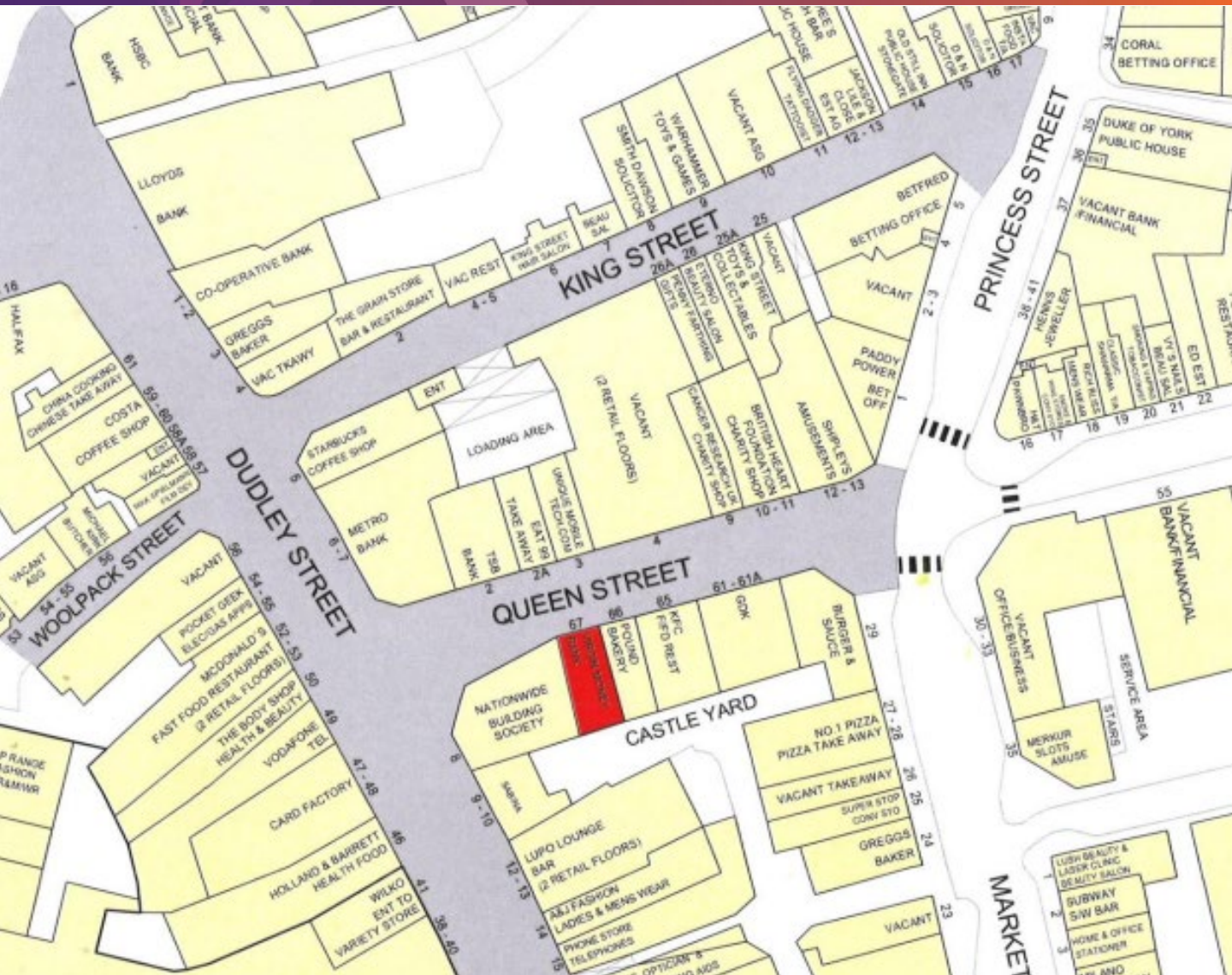


CREATIVE RETAIL
PROPERTY CONSULTANTS

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