

TO LET

**LEISURE
& RETAIL
OPPORTUNITY**



Mixed use opportunity
available whole or in
part from circa

**3,500 -
34,000** SQ FT



**IV
QS** **FOUR
QUEEN
STREET**

Wolverhampton WV1 3JX





LOCATION

4 Queen Street, Wolverhampton WV1 3JX

This significant property is located in the heart of Wolverhampton City Centre and provides an exciting opportunity within a busy City Centre Location.

Nearby occupiers include **Marks & Spencer, Wilko, Lupo Lounge** (Loungers), **Metro Bank** and **Nationwide**.

Its proximity to the University of Wolverhampton Campus and Wolverhampton St Georges Metro Stop further enhance the buildings position.

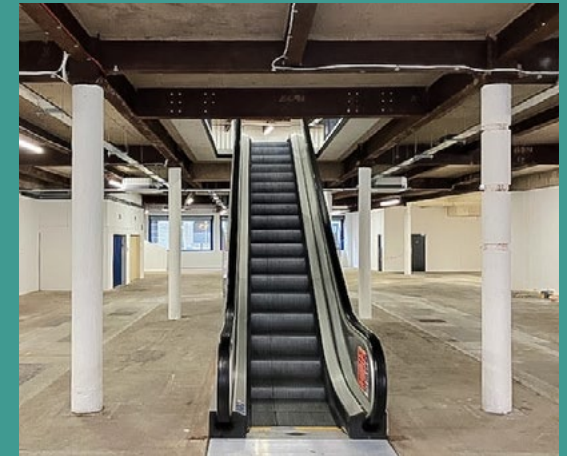
Wolverhampton is earmarked for £50m of funding from the Future High Streets Fund.



ACCOMMODATION

- Units available from circa 3500 sq ft upward.
- Bespoke specification capable of being provided.
- Multi level trading available.

Floor	Area (sq ft)	Area (sq m)
Basement	6,706	623
Ground	7,007	651
First	7,126	662
Second	7,158	665
Third	6,401	596
Total	34,398	3,197



SPECIFICATION

The property is available as a single multi level facility or a sub-division of part, with an exact specification agreed with each occupier.

The property has undergone a full refurbishment and will be offered "white boxed" ready for fit out. The premises benefits from access to a secure loading yard area.

SERVICES

Full main services are available to the property as a whole and potentially on a split basis.

LEASING TERMS

New effective full repairing and insuring terms available at a rent £20 psf pax ground floor and from £5.00 psf pax basement and upper floors.

SERVICE CHARGE

A service charge is payable towards the shared loading yard.

EPC

The property has an EPC rating C60, dated 27 January 2021.

RATES

The building (as a whole) has been assessed from 1 April 2023 at £96,000. Interested parties should make further enquiries with the Local Authority.

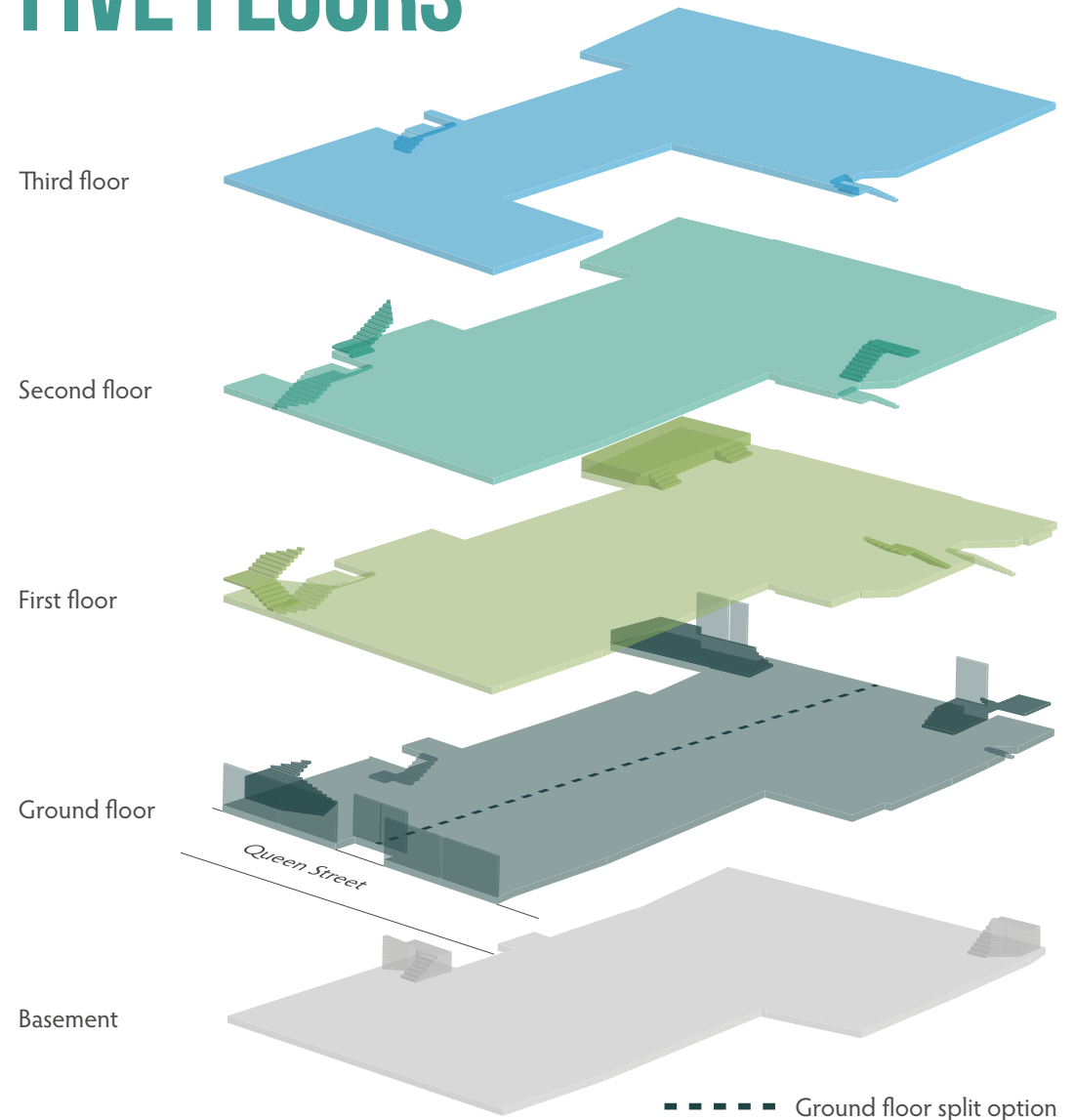
VAT

The property is VAT elected and applicable to on rents, service charge and insurance to the landlord.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

FLEXIBILITY OVER FIVE FLOORS





CONTACT

For further information or to arrange a viewing please contact our joint agents:



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