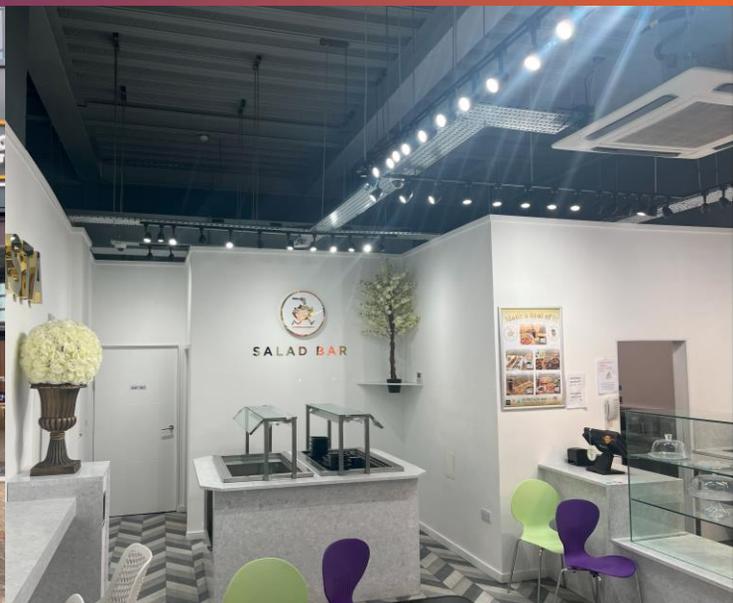


****FULLY FITTED A3 UNIT ****

TO LET

Unit 06, Interchange 10
Victoria Square, Wolverhampton
WV1 1LD



LOCATION

Victoria Square is a busy thoroughfare in Wolverhampton connecting the city centre with its train and bus interchange hubs.

The subject property occupies a central position in Victoria Square sitting underneath Interchange 10 comprising of 36,000 sq ft of Grade A office space housing Tarmac's Building Products Head Office. Retail and leisure adjacencies include **Hungry Horse - The Sunbeam**, and **Sainsbury's Local**.

ACCOMODATION

The property is a fully fitted A3 unit with gas and three phase electricity arranged over ground floor with the following net internal floor area:

Ground Floor: 792 sq ft 73.58 sq m

The unit is suitable for a variety of uses including Retail, Café, Restaurant, Clinic, Medical, Day Nursery subject to planning permission.

TENURE

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

EPC

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

RENT

£12,500 + VAT per annum exclusive.

SERVICE CHARGE

£1,986.27 + VAT including insurance (annual variable).

RATEABLE VALUE

RV: £14,000

Qualifying businesses may benefit up to 100% small business rates relief until 31st March 2025. Interested parties are advised to make their own enquiries with the Local Authorities.

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 sole agent Creative Retail.

SUBJECT TO CONTRACT

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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