

# TO LET

28 King Street  
Wolverhampton  
WV1 1ST



- **Newly created retail Unit.**
- **Shared loading off King Street**
- **Close to Starbucks, McDonalds and Greggs.**

#### LOCATION

The property is situated within the heart of Wolverhampton city centre and provides an exciting opportunity fronting King St, and is situated close to the junction with Dudley St.

The property lies close to Shipley's Amusements, Lloyds Bank, Loungers, Cancer Research, Burger & Sauce, German Dinner Kebab, KFC, Pound Bakery and Kokoro Korean Food.

#### DESCRIPTION

The premises will be created following the subdivision of a larger ground floor retail store and can be delivered to a size to suit demand,

Additionally, the first-floor accommodation can be incorporated into this unit should the need arise.

The property also benefits from a rear shared loading facility accessed off King Street.

#### ACCOMODATION

The property provides the following approximate areas:

Ground Floor Sales:	96.5 sq m	1,039 sq ft.
First Floor:	590.5 sq m	6,356 sq ft

Basement storage is available, and the size of the available units can be tailored to suit.

#### RENT

Price Upon Application.

#### RATEABLE VALUE

The property is to be reassessed following subdivision works.

#### 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

A copy of the EPC is available upon request.

#### VAT

VAT is 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

# TO LET

## 28 King Street Wolverhampton WV1 1ST



Ground Level Option 2

CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias  
Tel: 0121 400 0407  
Mob: 07956 014510

Email: [george@creative-retail.co.uk](mailto:george@creative-retail.co.uk)

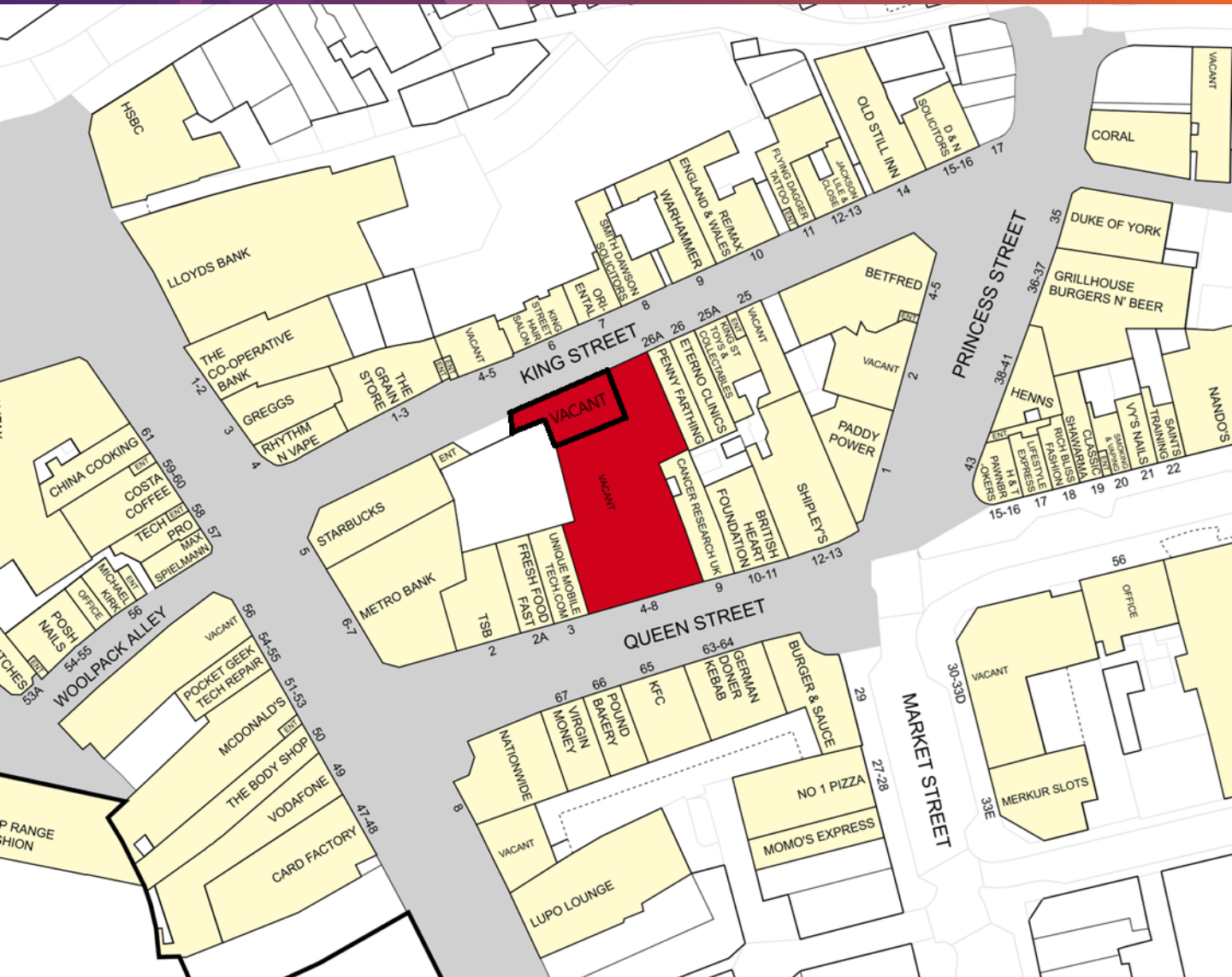
Chris Gaskell  
Mobile: 07786 515 436  
Email: [chris.gaskell@johnsonfellows.co.uk](mailto:chris.gaskell@johnsonfellows.co.uk)

# TO LET

## 28 King Street

### Wolverhampton

### WV1 1ST



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias  
Tel: 0121 400 0407  
Mob: 07956 014510

Chris Gaskell  
Mobile: 07786 515 436  
Email: [chris.gaskell@johnsonfellows.co.uk](mailto:chris.gaskell@johnsonfellows.co.uk)

Email: [george@creative-retail.co.uk](mailto:george@creative-retail.co.uk)