

TO LET

4 Queen Street Wolverhampton WV1 3JX



- **Let as a whole or sub divided**
- **Capable of multi level trading**
- **Shared loading off King Street**
- **Up to 7007 sq ft available at ground floor level**

LOCATION

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

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

DESCRIPTION

The property forms part of a large retail unit arranged over ground and basement levels and can be subdivided to suit demand.

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

ACCOMODATION

The property provides the following approximate areas:

Whole

Ground Floor Sales: 469.7 sq m to 651 sq m
5,056 sq ft to 7007 sq ft

Basement Sales/Storage: 623 sq m 6,706 sq ft

Sub Division

Unit 1: 229.5 sq m 2,470 sq ft
Unit 2: 206.6 sq m 2,224 sq ft

The basement can be sub divided to suit demand.

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

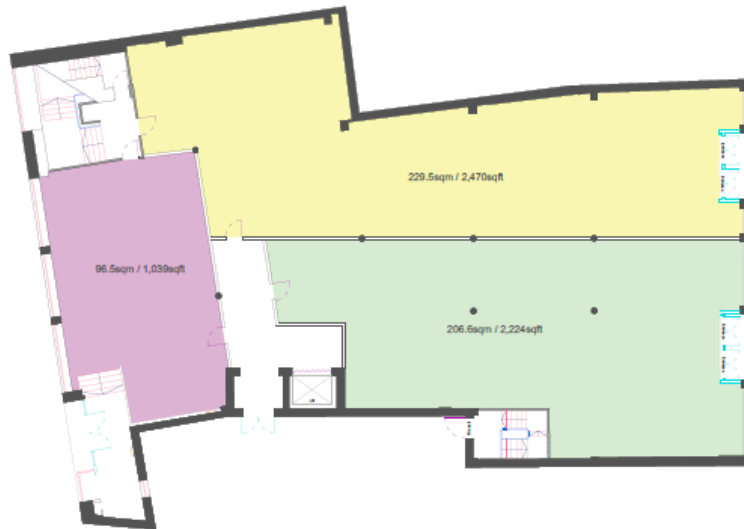
Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET

4 Queen Street Wolverhampton WV1 3JX



Ground Level Option 1



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.
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- 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

Chris Gaskell
Mobile: 07786 515 436
Email: chris.gaskell@johnsonfellows.co.uk

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