



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



Temporary Photo

PROMINENT SHOP TO LET –

43 QUEENS SQUARE, WOLVERHAMPTON, WV1 1TX

*A3 PLANNING CONSENT AVAILABLE

Location

The premises occupy a prominent location on Queens Square adjoining **Barclays Bank** and **Goodchilds Estate Agent**. Other occupiers in close proximity include **Natwest Bank**, **Ladbroke's**, **HSBC**, **Lloyds Bank** and **Halifax Bank**.

The Property

The premises are arranged on ground and two upper floors, having full display frontage to Queens Square and return frontage to Lich Gates. It comprises the following approximate areas and dimensions. **The property has recently been granted A3 planning consent.**

Ground Floor Sales	1,441 sq ft	133.87 sq m
First Floor Sales	973 sq ft	90.39 sq m
Second Floor	638 sq ft	59.27 sq m

Lease

The premises are available with full vacant possession, on a new full repairing and insuring lease for a term to be agreed subject if appropriate to upward only rent review in each 5th year. The freehold may be available.

Rent

£35,000 per annum exclusive.

Rating Assessment

Rateable Value	£52,000
Rates Payable (17/18)	£24,908

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

An EPC is available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

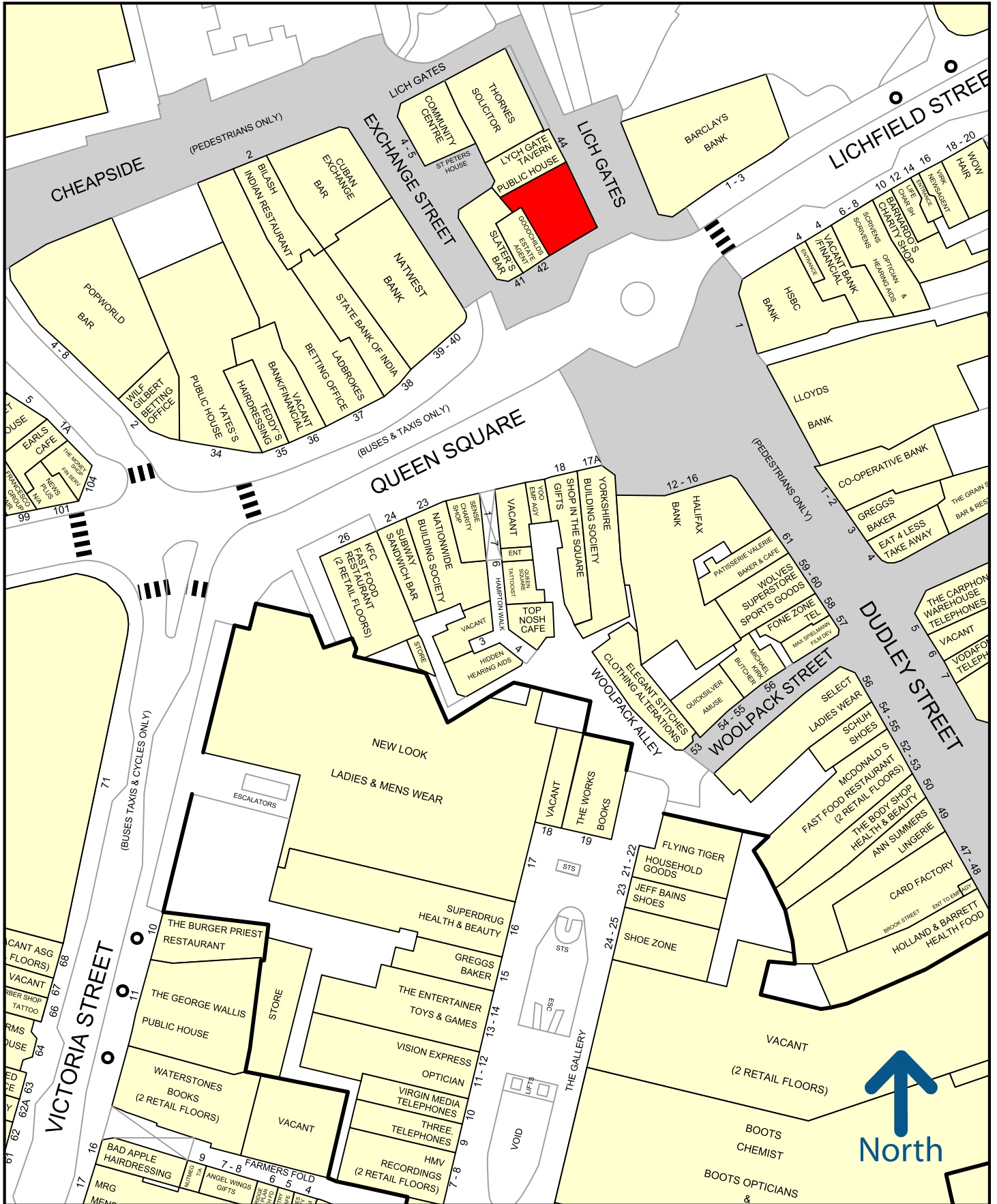
Strictly by appointment with the joint agents.

Malcolm Robertson
Rowley Hughes Thompson
DD: 0121 212 7800
Email: malcolmr@rhtretail.co.uk

James Swash
Michael Tromans & Co. LLP
Tel: 01902 425646

Date prepared: November 2019 transactions are stated exclusive of VAT. Subject to Contract.

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