



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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PROMINENT SHOP TO LET –

**43 QUEENS SQUARE,
WOLVERHAMPTON, WV1 1TX**

FORMER A1, A2 OR A3 NOW CLASS E

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 floor only. The unit has full display frontage to Queens Square and return frontage to Lich Gates. It comprises the following approximate floor area.

Ground Floor Sales	1,441 sq ft	133.87 sq m
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The First and Second Floors may also be available. The property has full Class A3 planning consent, Class A1 and A2 are also available.

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.

May 2021. Transactions are stated exclusive of VAT. Subject to Contract.

Rent

£25,000 per annum exclusive.

Rating Assessment

The property will need to be re-assessed following the separation of the Ground Floor from the Upper Floors.

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.

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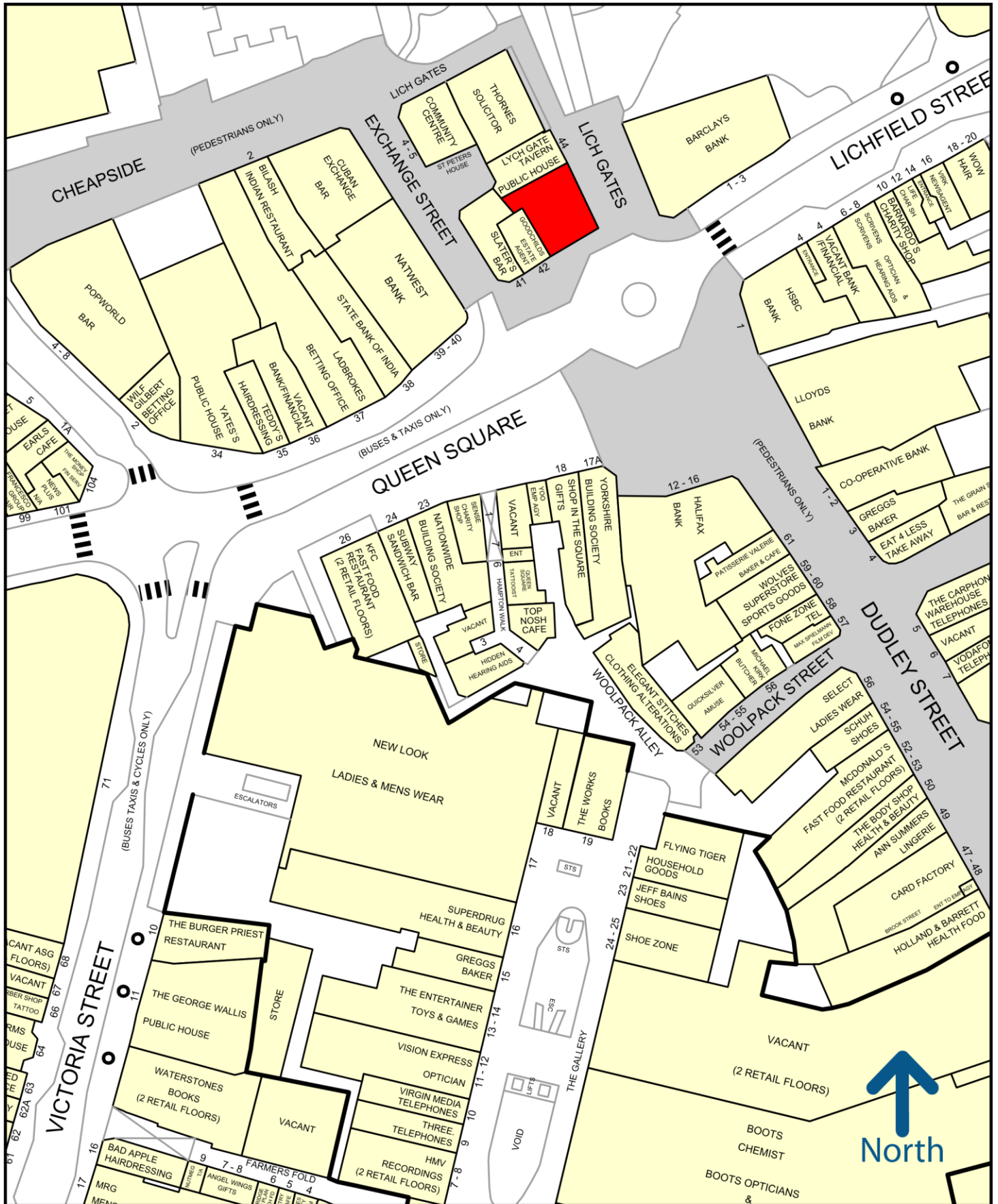
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