

TO LET

BAR / RESTAURANT OPPORTUNITY IN THE HEART OF WOLVERHAMPTON CITY CENTRE

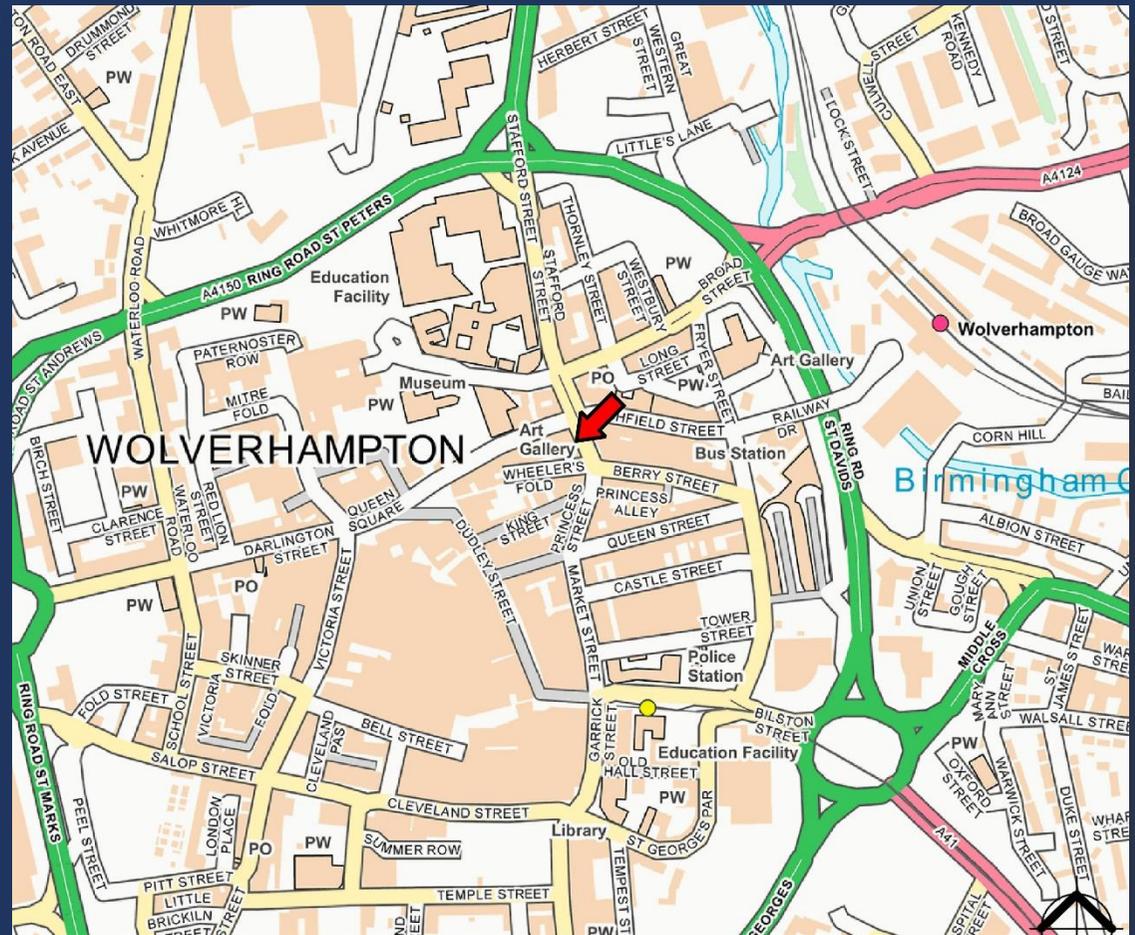


**10 – 12 PRINCESS STREET
WOLVERHAMPTON
WEST MIDLANDS
WV1 1HW**



KEY FEATURES

- Leisure use building situated in the heart of Wolverhampton City Centre
- Total Net Internal Floor Area: 2,646 sqft (245.8 sqm)
- Situated near local and national occupiers
- Within walking distance of Wolverhampton Bus and Train Stations
- Rent: £30,000 per annum exclusive



Scale: Not to Scale

for Reference Purposes Only

DESCRIPTION & SITUATION

The building was formerly known as Revolution, popular nightclub situated in Wolverhampton City Centre. The ground floor is open plan with the benefit of WC facilities, as well as additional storage space in the basement.

Wolverhampton bus station (3-minute walk) and train station (0.5-mile walk) are in close proximity to the property, providing excellent transport links to the surrounding areas.

The property occupies a highly visible roadside position, neighbouring a variety of national and local retailers / businesses in the locality including Wolverhampton Grand Theatre, The Billy Wright, multiple food providers, commercial & residential estate agents, and hair & beauty specialists, along with many other commercial entities, and a high volume of residential occupation in the local vicinity.

TENURE

The premises are available TO LET on an internal repairing Lease basis, for a term of years to be agreed.

RENT

Offers in the region of £30,000 for the leasehold.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Public House and premises

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: D77

PLANNING

We understand that the property has an established office use within Class Sue Generis of the Town & County Planning (Use Classes) Order 2020. Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: Wolverhampton@tsrsurveyors.co.uk



Consumer Protection from Unfair Trading Regulations 2008

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