

TO LET OFFICES

TSR

TOWLER SHAW ROBERTS

PROMINENT CITY CENTRE FIRST FLOOR OFFICES



The Dispensary
46 Queen Street
Wolverhampton
West Midlands
WV1 3BJ

- Prominent City Centre first floor offices approximately 1,174 sqft (109.07 sqm)
- Situated amongst various retailers, restaurants and financial institutions
- Close proximity to local amenities including, bus, train and metro stations
- 2 car parking spaces are available to the rear of the property
- Rent: £9,450 per annum exclusive

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located on Queen Street in Wolverhampton City Centre, with surrounding occupiers including a mix of High Street retailers, restaurants / cafes and financial outlets.

Local amenities including Wolverhampton Train, Bus and Metro Stations are all less than a 5-minute walk from the property.

M6 Junction 10 is approximately 5.5 miles to the East, and Junction 2 of the M54 is approximately 4-miles to the North.

Description

The first-floor offices are accessed via private entrance and internal staircase from Queen Street, this offers a small ground floor reception foyer. The offices are a mix of suites and toilet facilities are available.

2 car parking spaces are available to the rear of the property.

The property requires refurbishment but this will be undertaken by the landlord to a suitable standard, prior to occupation.

Accommodation

	Sqft	Sqm
First Floor Offices	1,174	109.07

Services (Not Checked or Tested)

We are advised that the mains water, electricity and drainage are connected or available. If gas is required, this can be installed. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

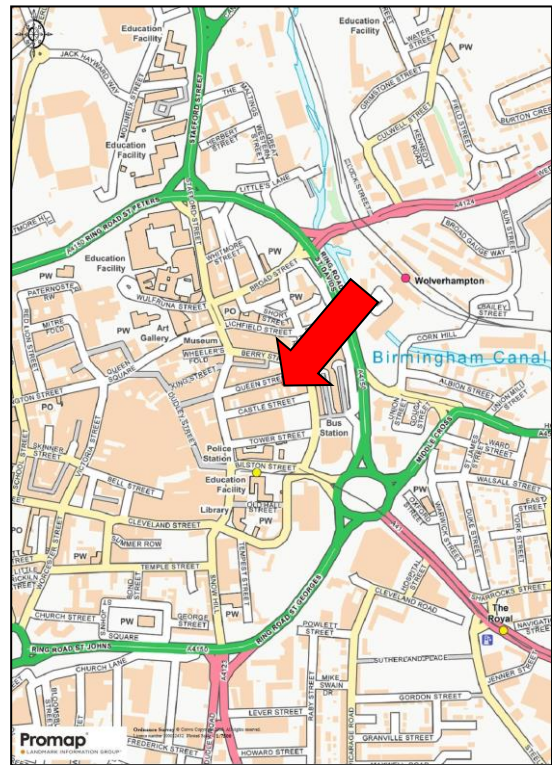
The premises are available To Let on a new internal repairing and insuring Lease basis for a term of years to be agreed.

Rent

The property is available for £9,450 per annum, payable quarterly in advance on the standard quarter days.

Business Rates

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.



For Reference purpose only Scale: Not to Scale
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Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within the City of Wolverhampton Council.

Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs.

VAT

All costs/prices are subject to VAT.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

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4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

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