

TO LET

PROMINENT ATTRACTIVE RETAIL PREMISES IN THE CITY CENTRE



28 VICTORIA STREET
WOLVERHAMPTON
WEST MIDLANDS
WV1 3PW

TSR

TOWLER SHAW ROBERTS

LOCATION

This City Centre property, well positioned on Victoria Street (which has recently been revamped by the council), one of the main retailer locations in the city.

Surrounded by a mix of local and national retailers, the premises is well situated for links to public transport with Wolverhampton train, tram and bus stations within walking distance, as well as access to the major road networks of Wolverhampton on the surrounding Ring Road.

There are many public car parking options in the vicinity.

DESCRIPTION

The versatile ground floor premises extends to approximately 1,230 sqft and benefits from WC and kitchen facilities to the rear.

Having recently undergone a high-standard refurbishment, the property is an attractive option for businesses looking for a move-in ready space.

The property benefits from both front and rear access.

FLOOR AREAS: (Approximate Net Internal)

	Sqft	Sqm
Ground Floor Sales Area	1,230	114.3

TENURE

The premises are available **TO LET** on a new full/internal repairing and insuring Lease basis for a term of years to be agreed at an asking rent of **£18,000.00** per annum exclusive.

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

PLANNING

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



For Illustration Purposes Only

Not to Scale

SERVICES

We understand that mains water, drainage, and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the availability and capacity of all services.



LOCAL AUTHORITY RATES

Interested parties must satisfy themselves with the up-to-date rating assessments via the Valuation Office Agency and in respect of actual rates liabilities and potential Reliefs available, with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

ENERGY PERFORMANCE ASSET RATING – B29

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.
Tel: 01902 421216
Wolverhampton@tsrsurveyors.co.uk



Dated: August 2024



Important Notice

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