

SHOP TO LET

**Robertson
Brown**

RETAIL

Wolverhampton

1 Princes Square



ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH	4.34 m	(14ft '2")
SHOP DEPTH	8.50 m	(27ft '8")
GROUND FLOOR SALES	36.89 sq m	(397 sq ft)
BASEMENT	19.72 sq m	(212 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£12,500 per annum** exclusive of business rates and VAT.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE	£4,400
RATES PAYABLE	£2,072

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

LEGAL COSTS

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

EPC available upon request

LOCATION

The premises front the corner of Princes Square and Broad Street and is within close proximity to the University of Wolverhampton. Nearby occupiers in the vicinity include **ITALIAN EXPRESS TAKEAWAY, THE COFFEE HOUSE, HOGS HEAD PUBLIC HOUSE and CASPIAN TAKEAWAY.**

VIEWING

By arrangement via Robertson Brown Ltd.

Dominic Brown
0121 503 2132
dominic@robertsonbrownltd.com



**3 Brindley Place
Birmingham
B1 2JB**

1 PRINCES SQUARE, WOLVERHAMPTON



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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Robertson
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0121 503 2130
www.robertsonbrownltd.com