



Location

The subject property occupies a prominent corner position on the semi-pedestrianised Princess Street and Berry Street in Wolverhampton City Centre.

Princess Street is a busy pitch with a diverse range of occupiers including **Duke of York**, **Yates** and **TA Henn** the city's renowned jeweller, among an array of other independent shops and operators.

Description

The premises are arranged over ground, basement and mezzanine floors providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Ground	798	74.17
Basement	815	81.30
Mezzanine	484	44.97

Lease

The property is available by way of a new lease on terms to be agreed.

Rent

£27,500 pax

Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020 which could include Shop, Café, Restaurant, Medical, Health, Fitness and Office uses.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £14,000
UBR (2021/22): £49.1

There is currently a business rates discount for qualifying retail uses until April 2022. Interested parties should carry out their own investigations.

EPC

The Energy Performance Certificate is available upon request.

Legal Costs

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

VAT

VAT will be charged at the standard rate.

Conditions

Subject to Vacant Possession.

Viewing

Strictly by prior appointment with the sole agents.

For further information please contact:

Guy Sankey
+44 (0)121 609 8588
guy.sankey@avisonyoung.com

Netta Spafford
+44 (0)121 609 8249
netta.spafford@avisonyoung.com

0121 236 8236
avisonyoung.co.uk

