Wolverhampton, 1 Princes Square, WV1 1ED

Retail Premises - Leasehold

LOCATION

The property is prominently located fronting Princes Square in Wolverhampton City Centre close to the new Bus / Train Station redevelopment as well as the ongoing redevelopment of the City's University Campus.

The property is situated in Wolverhampton City Centre Conservation Area and is within close proximity of the prime retail area of Dudley Street, Mander Centre and Wulfrun Centre.

Surrounding occupiers include Coral, Hogs Head & Royal London public houses, RBS and a mix of local operators.

ACCOMMODATION

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

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.

RENT

£12,500 per annum

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£4,400

Interested parties should verify this information with the relevant authority.

LEGAL COSTS

Each party will be responsible for its own legal costs.

VAT

All figures quotes are exclusive of, and subject to VAT if applicable.

EPC

EPC rating: G

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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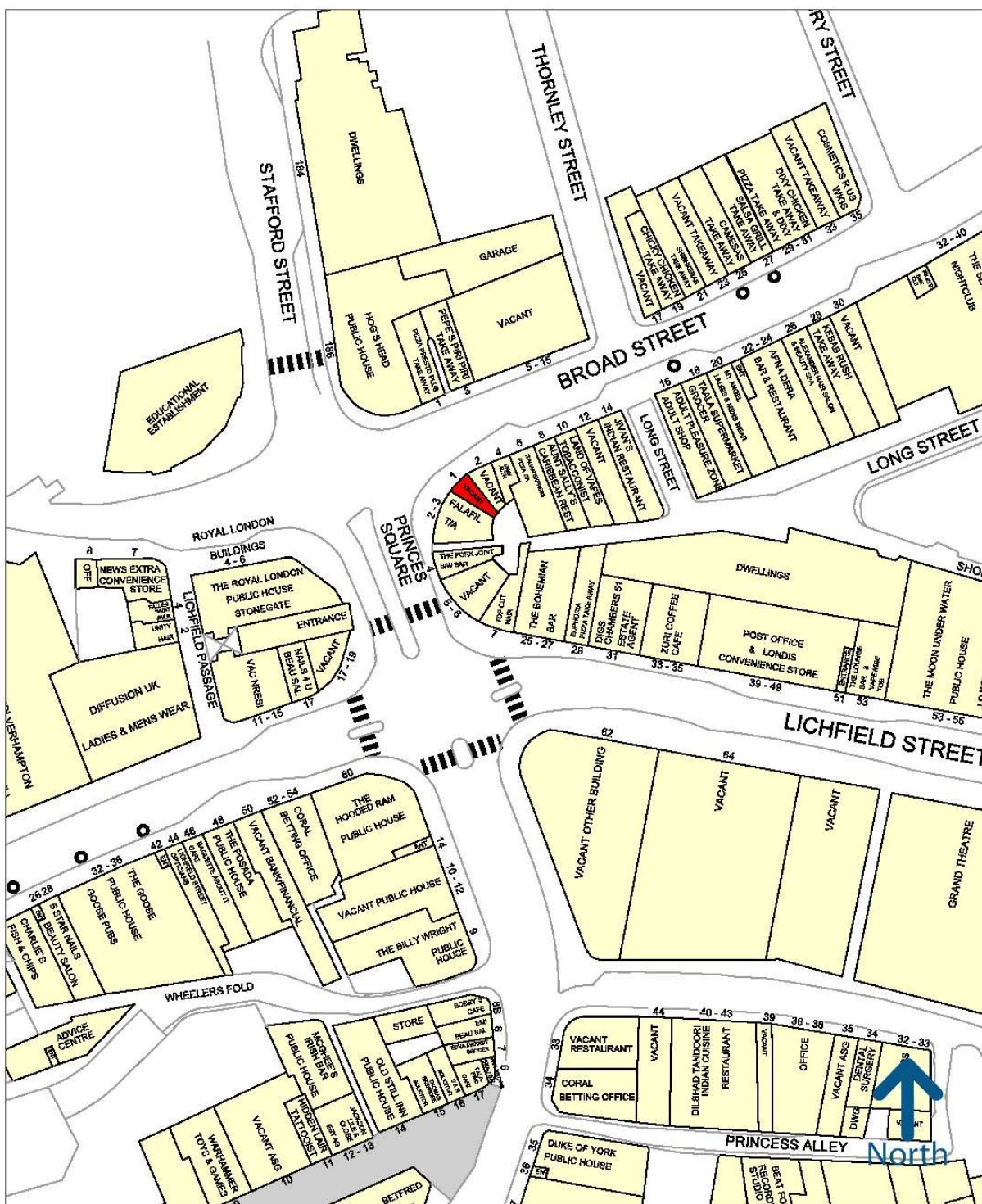Mark Fitzpatrick
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Map

STAFFORD STREET
DWELLINGS
184
HOG'S HEAD PUBLIC HOUSE
166
GARAGE
VACANT
PIEPE'S PIRI PIRI TAKE AWAY
PIZZA PRESTO PUB TAKEAWAY
5 - 15
1

THORNLEY STREET

BROAD STREET

COSMETICS R US
WHOS
35
DIXY CHICKEN TAKE AWAY & DIXY
VACANT TAKEAWAY
PIZZA TAKE AWAY
SALSA GRILL TAKE AWAY
CANCEAS TAKE AWAY
33
23 - 31
27
CHICKY CHICKEN TAKE AWAY
VACANT TAKEAWAY
25
VACANT
17 19

32 - 40

KEBAB RUSH TAKE AWAY
VACANT
ALEXANDERS HAIR & BEAUTY SPA
APNA DERA BAR & RESTAURANT
28 30
22 - 24
26
THE BLACK NIGHTCLUB

TAALA SUPERMARKET GROCER
ADULT PLEASURE ZONE
ADULT SHOP
16
18 20
KEY JAMES LADIES & MENS WEAR

LONG STREET
LONG STREET

SHOR

JIVAN'S INDIAN RESTAURANT
LAND OF TYRES
AUNT SALLY REST
CARIBBEAN REST
TOBACCONIST
6
8
10
12
14

2 4
1
FALAFIL
TIA
VACANT
2 - 3
PRINCES SQUARE

THE PORK JOINT B/W BAR
VACANT
5 - 8
TOP CUT HAIR
THE BOHEMIAN BAR
BUAPORNA PIZZA TAKEAWAY
DIGS CHAMBERS 51
ESTATE AGENT
ZURI COFFEE CAFE
DWELLINGS
POST OFFICE & LONDIS CONVENIENCE STORE
THE MOON UNDER WATER PUBLIC HOUSE
J.D WETH
25 - 27
28
31
33 - 35
39 - 49
51 53
53 - 56

ROYAL LONDON BUILDINGS
4 - 6
8 7
NEWS EXTRA CONVENIENCE STORE
OFF
THE ROYAL LONDON PUBLIC HOUSE STONEGATE
ENTRANCE
LICHFIELD PASSAGE
NAILS 4 U
BEAU SAL
VAC NRESS
VACANT
17 - 19
11 - 15
17

DIFFUSION UK LADIES & MENS WEAR

LICHFIELD STREET

VACANT OTHER BUILDING
62
64
VACANT
VACANT
GRAND THEATRE

WHEELERS FOLD

60
THE HOODED RAM PUBLIC HOUSE
52 - 54
48 50
CORAL BETTING OFFICE
VACANT BANK/FINANCIAL
THE POSADA PUBLIC HOUSE
42 44 46
THE GOOSE PUBLIC HOUSE GOOSE PUBS
32 - 36
26 28
5 STAR NAILS BEAUTY SALON
CHARLIE'S FISH & CHIPS
BAGUETTE ABOUT IT
CAFE RESTAURANT
VACANT PUBLIC HOUSE
THE BILLY WRIGHT PUBLIC HOUSE
14
10 - 12
9

ADVICE CENTRE

STORE
BOBBY'S CAFE
EMI
BEAU SAL
RENA BARGIST GROCER
8B 8
7
6

MCGHEE'S PUBLIC HOUSE IRISH BAR
OLD STILL INN PUBLIC HOUSE

WARHAMMER TOYS & GAMES
VACANT ASG
12 TOAST
HIDDEN LAIR 12 TOAST
14
12 - 13
9

BETFRED

VACANT RESTAURANT
VACANT
DILSHAD TANDOORI INDIAN CUISINE
RESTAURANT
VACANT
OFFICE
VACANT ASG
DENTAL SURGERY
44
40 - 43
39
38 - 36
35 34
32 - 33
CORAL BETTING OFFICE
34

PRINCESS ALLEY

DUKE OF YORK PUBLIC HOUSE
35
VACANT
BEAT FOL RECORD STUDIO

North

50 metres

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Created By: Johnson Fellows

For more information on our products and services:
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