

TO LET – Prominent Retail Unit

Victoria Square, Wolverhampton Bus Station, WV1 1LD

BK Bruton Knowles

est. 1862

- Highly visible unit
- High level of footfall
- Close to Town Centre
- 1,144 Sq. Ft
- Available Immediately

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LOCATION

This highly visible retail unit is located within the recently completed i10 and i11 Interchange on Victoria Square. It lies adjacent to Wolverhampton Bus Station and is on the main pedestrian route from the mainline railway station into the city centre. The bus station operates 24 hours a day and generates a high level of footfall estimated to be in the region of per annum.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Ground floor	106.3	1,146
Total	106.3	1,146

RATES

We understand the Rateable Values as at 1st April 2023 to be £7,500. We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

TERM

The unit is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

Upon request

DESCRIPTION

The property itself comprises a double height glazed frontage and return with entrances onto Victoria Square and into Wolverhampton Bus Station concourse. The interior of the property offers a clear span retail area which currently accommodates a large service counter, with a small ancillary office and storage area to the rear. Shared kitchen and WC facilities are available. The unit is fitted with full height roller blinds, LED lighting, air conditioning and is fitted with roller shutters to each door and CCTV which is linked to the main bus station system.

Nearby occupiers include Costa, Sainsbury's, Hungry Horse, Pronto Pasta, WH Smiths, Wolverhampton Grand Theatre and many other national and local businesses.

EPC

A new EPC is to be commissioned ahead of any new lease agreement.

PLANNING

Unit 1 is classed as use E under the Use Classes Order 1st Sept 2020.

VAT

VAT will be applied to all costs.

LEGAL COSTS

The tenant is to bear the Landlord's reasonable legal costs.

SERVICE CHARGE

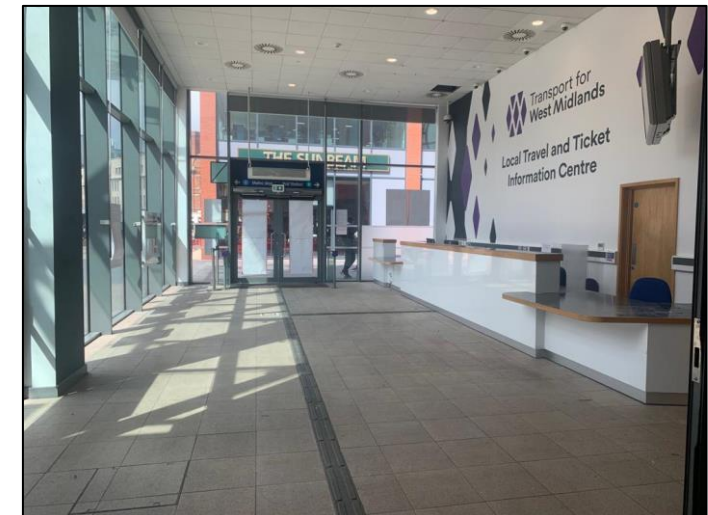
We are advised that service charge is payable on this property. Further details upon request.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

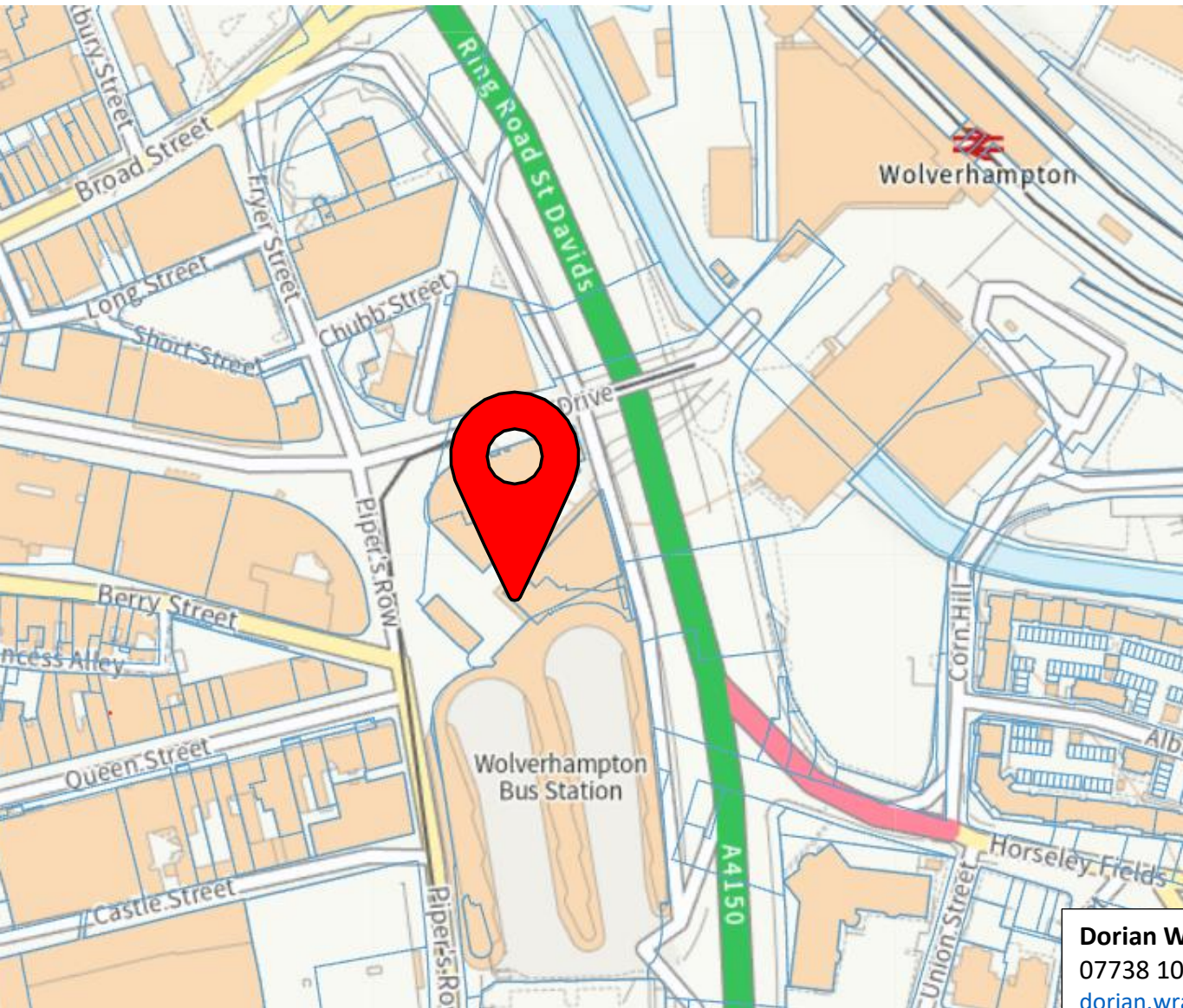


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