

TO LET FORMER BANKING HALL WITH FIRST FLOOR OFFICES AND CAR PARK

37 PRINCESS STREET, WOLVERHAMPTON, WV1 1HD



- Ground floor retail accommodation
- First floor offices and mess facilities
- Strong room
- Rear car park
- Ground floor area measuring approximately 114.87m² (1,236 sqft)
- First floor area measuring approximately 25.27m² (272 sqft)
- Class E planning use (other uses considered acceptable STP)

LOCATION

The subject property is situated immediately fronting Princess Street, a semi-pedestrianised area of Wolverhampton City Centre.

Princess Street is a busy pitch with a diverse range of A1, A2, A3 and A4 occupiers including Duke of York, Yates and T A Hennes, the City's well known jeweller.

DESCRIPTION

The property is arranged over ground and first floors and benefits from a gated car park to the rear for circa 8 vehicles.

ACCOMMODATION

Ground Floor	1,236 sqft	114.83 m ²
First Floor	272 sqft	25.27 m ²

PLANNING

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

The property currently has the benefit of A2 (Financial Services) planning consent but is suitable for A1 (Shops) use as well.

LEASE TERMS

Full repairing and insuring Lease for a minimum term of 3 years.

RENTAL TERMS

Annual rent starting from £25,000 (Twenty Five Thousand Pounds) per annum dependent upon lease terms.

RATING

The rateable value for the premises is understood to be £39,750.

Interested parties should make their own enquiries with the Local Authority to verify this information.

SERVICES

We understand that mains electricity, water and drainage are available to the premises, however we would ask all interested parties to make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE

The EPC certificate is available on request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VAT

Prices quoted are exclusive of Vat where applicable. VAT will not be charged on the rent.

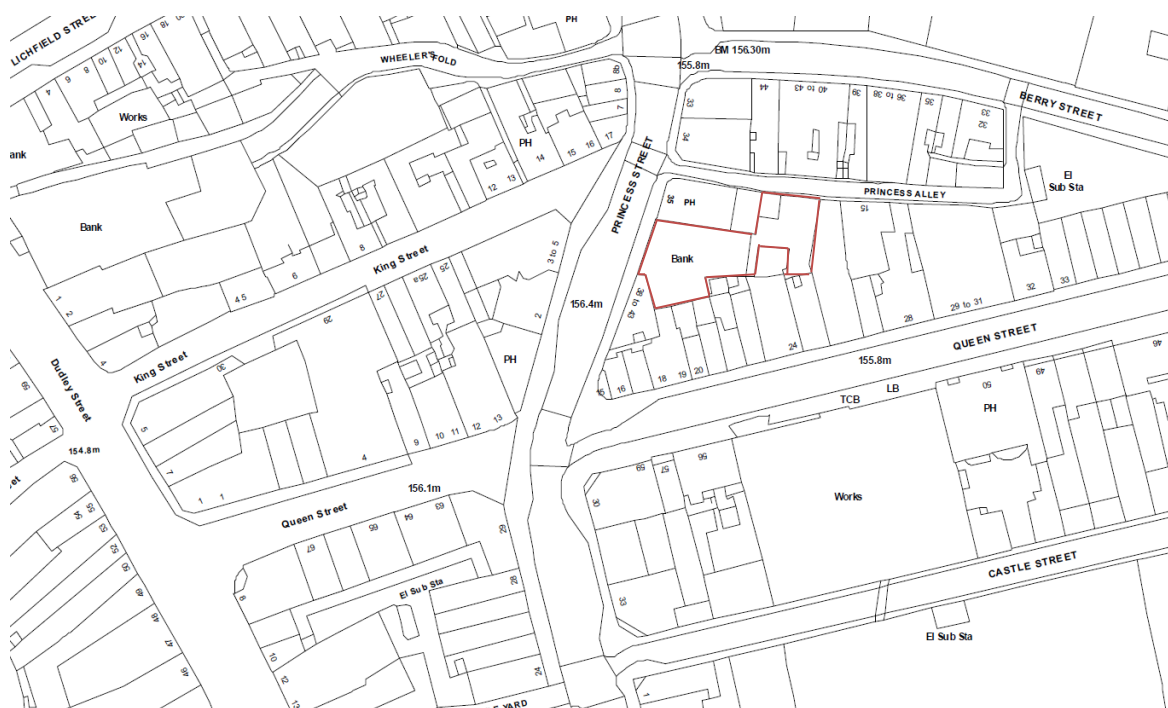
LEGAL COSTS

All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the Vendors legal fees should they withdraw after Solicitors have been instructed.

VIEWINGS

Strictly through the sole Letting Agents, First City 'The Property Consultancy' quoting reference 4808.

LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

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