

# 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 114.87m<sup>2</sup> (1,236 sqft)
- First floor area measuring approximately 25.27m<sup>2</sup> (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 <sup>2</sup>
First Floor	272 sqft	25.27 m <sup>2</sup>

## **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**

TBA.

## **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.

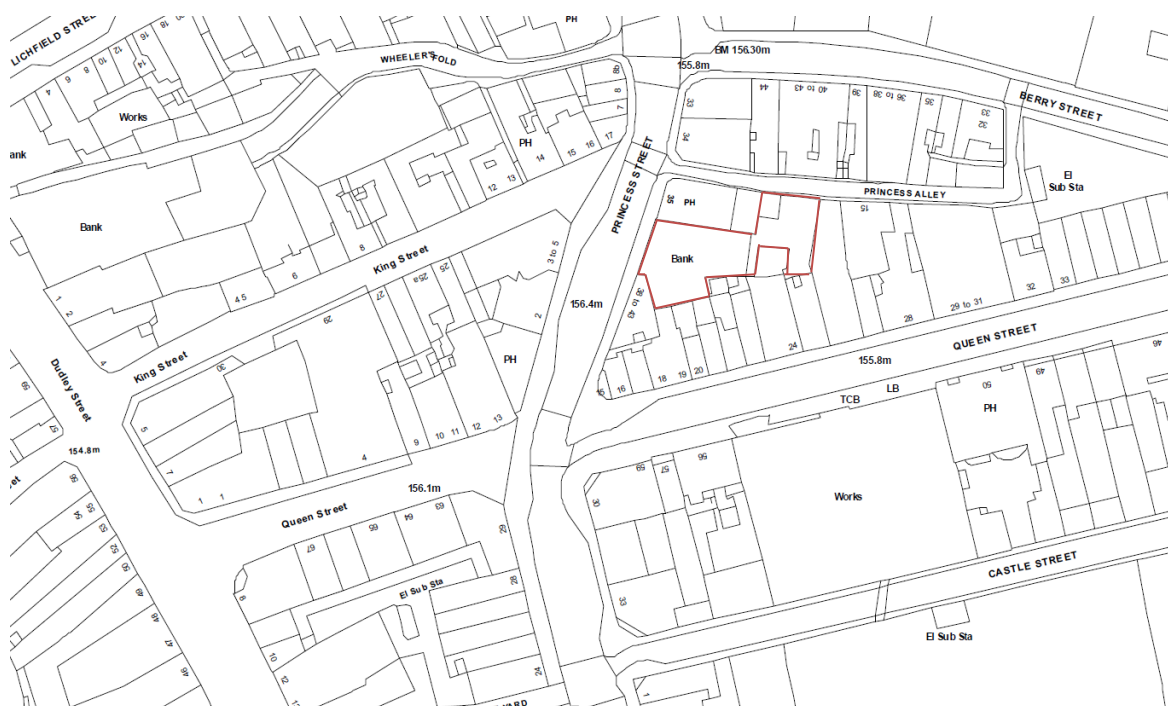
## LEGAL COSTS

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

[www.firstcity.co.uk](http://www.firstcity.co.uk)

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England  
no. 1764529



Regulated by RICS

Certificate No. FS 34830