

## TO LET

FORMER "ESCAPE ROOMS" PREMISES SUITABLE FOR A VARIETY OF USES IN PROFESSIONAL QUARTER OF THE CITY



**REAR OF 11 WATERLOO ROAD, WOLVERHAMPTON,  
WV1 4DJ**

- Ground and Lower Ground Floor Accommodation
- Approx. 4,428ft<sup>2</sup> (411.40m<sup>2</sup>)
- Suitable For A Variety Of Uses Subject To Planning Permission

## LOCATION

11 Waterloo Road is located fronting onto Waterloo Road, Wolverhampton within an established professional office sector of the City, which has traditionally been the location for such occupiers as Solicitors, Surveyors and Financial Consultants. The premises also has a frontage onto Clarence Road.

## HISTORY

The property dates from the mid nineteenth Century and was used as an Estate Agents/Auction House for many years.

## DESCRIPTION

The accommodation extends over two stories and is constructed of brick under a flat roof. It presents an impressive double frontage to Waterloo Road and stands behind a paved forecourt bordered with iron railings. There is pedestrian access off Waterloo Road and vehicular access from Clarence Road. There is parking space for 2 vehicles.

## ACCOMMODATION

Lower Ground Floor (Waterloo Road)	1,651ft <sup>2</sup>	153.40m <sup>2</sup>
Ground Floor (Clarence Road)	2,777ft <sup>2</sup>	258m <sup>2</sup>
	<hr/>	<hr/>
	4,428ft <sup>2</sup>	411.40m <sup>2</sup>
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## RATING

We are advised that the Ratable Value of the property is £15,750.

## TENURE

The accommodation is available on a new lease subject to three yearly rent reviews on Full Repairing and Insuring Terms.

## RENTAL

Rental offers in excess of £12,000 per annum are invited.

## **VAT**

The property is registered for VAT therefore VAT is payable on rents and all other monies demanded by the Landlord.

## **ENERGY PERFORMANCE CERTIFICATE**

An EPC has been commissioned.

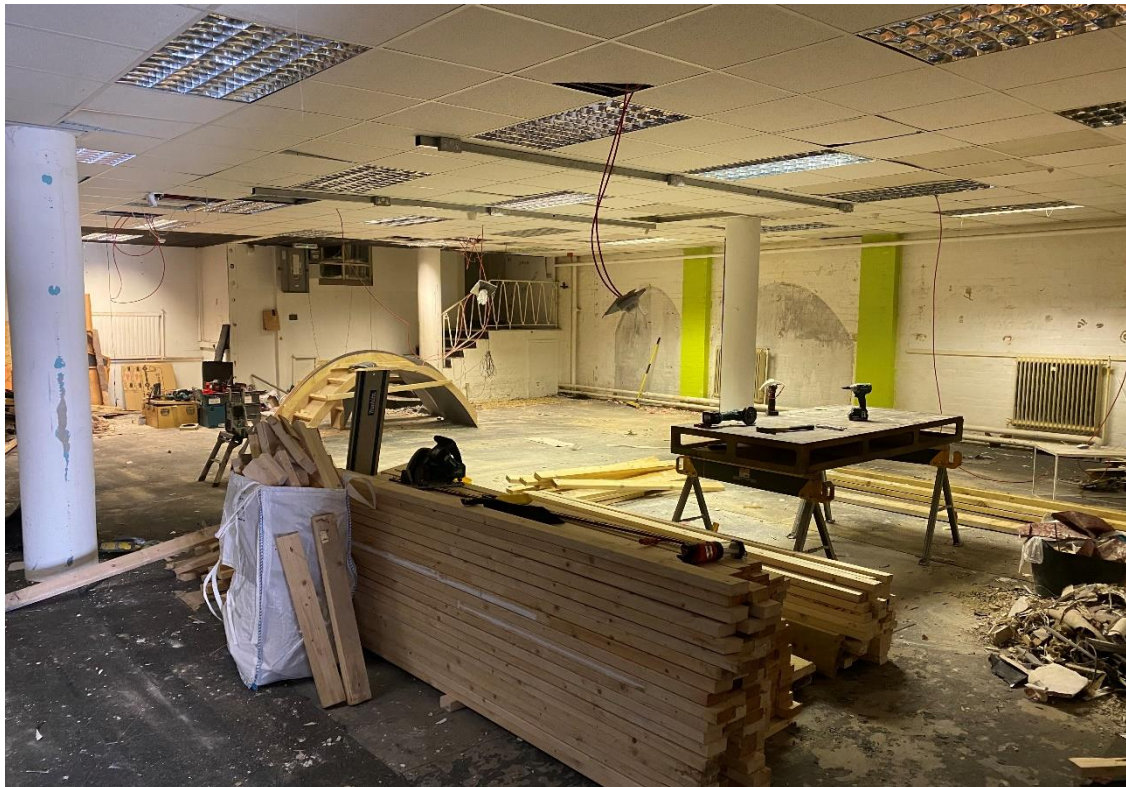
## **LEGAL COSTS**

Each party will be responsible for their own costs.

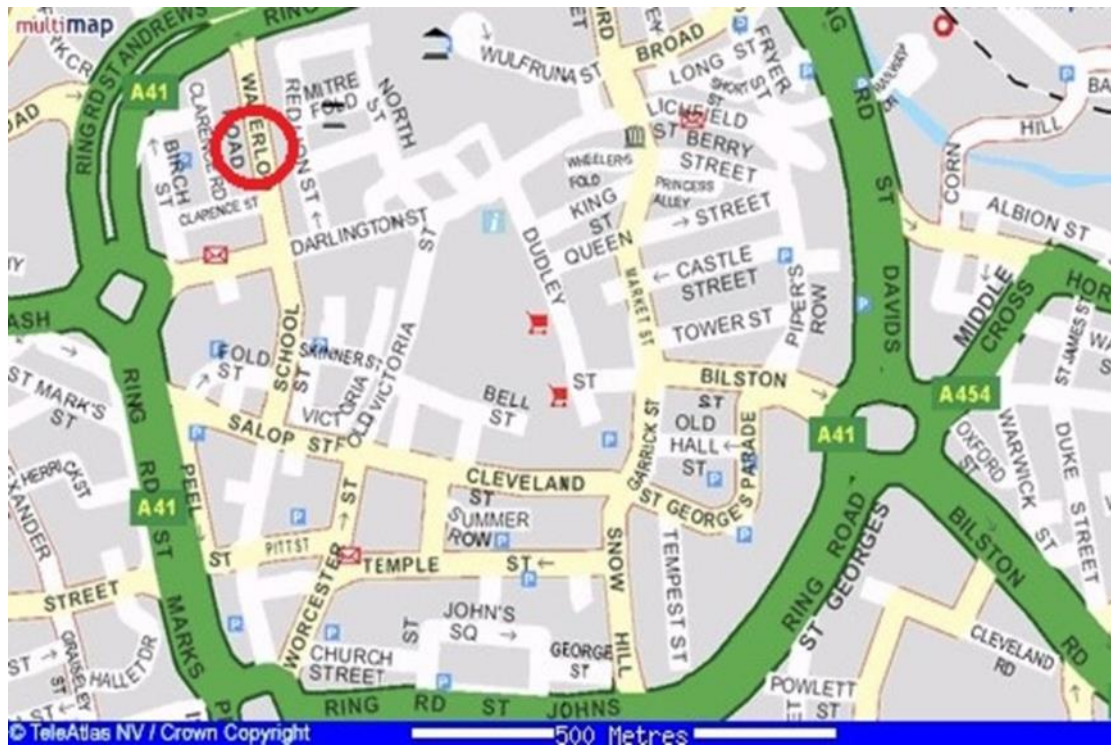
## **VIEWINGS**

Strictly by prior appointment with First City Limited on 01902 710999 quoting reference CB/5085.

## **INTERNAL VIEW**



## 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)

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