

TO LET

Ground Floor

11-13 Queen Square (Former Lloyds Bank), Wolverhampton,
West Midlands WV1 1TH ///dizzy.slips.rental



Queen Square



Key Features

- Grade II listed, Italianate style, late-Victorian commercial property with upper floor under conversion to residential apartments
- Open plan Ground floor space totalling 247 sqm / 2,659 sq ft suitable for a variety of Uses
- Prominent City Centre Location with significant footfall
- New flexible lease available terms subject to use

Location

Situated overlooking Queen Square one of the main civic public amenity areas in the centre of the city of Wolverhampton. The main railway station and bus station are both 0.3 miles/6 minutes away on foot. Nearby facilities include the Grand Theatre, Art Gallery, Mander Centre the Council Offices and University.

Description

The property comprises an open plan commercial space accessible by way of a portico, steps and ramp. The facility will be provided with ancillary facilities subject to an agreed design/layout and access for deliveries. With notable architectural features in the unit such as high ceilings and detailed plasterwork the building is currently subject to the benefit of a substantial refurbishment being undertaken on the whole building. It has been agreed that that external space to the front of the building can be allocated for external seating if required. Further external areas to the rear may be available subject to negotiation.

Use

The landlord is open to a variety of uses including café/food uses, offices, retail, healthcare and childcare facilities subject to appropriate permissions.

Rent

On Application subject to status/fitout.



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01952 603303



Proposed Ground Floor Plan

Overview

New Lease Available - Effective FRI
 Subject to VAT, Service Charges & Utilities
 Subject to Contract
 Details created 03/26
 EPC C-65

Legal & Compliance

EPC to be reassessed post refurbishment
 Grade II Listed [Entry No 1279604]
 VAT is applicable

Viewings & Contact

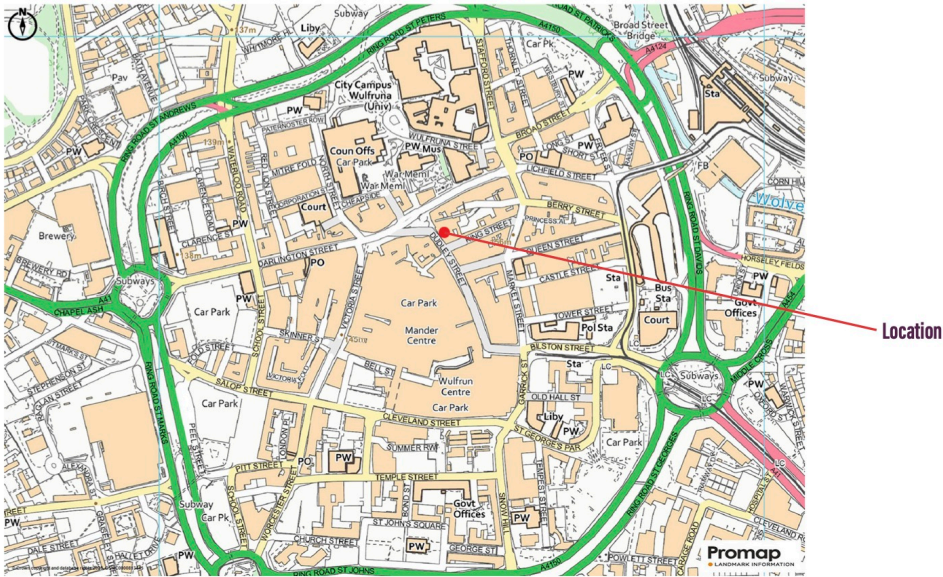
Strictly by appointment through the sole agents:
 WLT Commercial
 Contact: Anthony Wiggins MRICS
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Location Plan



Road Map

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