

6 School Street, Wolverhampton, WV1 4LR



**FOR SALE**

City Centre Bar/Restaurant Premises  
Net Internal Area: 2,114 ft<sup>2</sup> (196.4 m<sup>2</sup>)

**Location**

The property occupies a prominent position on the corner of School Street and Fold Street in Wolverhampton City Centre. The property is located within the inner ring road (A4150) and just off the newly pedestrianised Victoria Street. It is a short walk to the Wulfrun and Mander shopping centres, and sits just behind the former Beatties building which will soon be undergoing redevelopment.

Wolverhampton Train and Metro Stations are located about ½ a mile away, in addition to a number of car parking options in close proximity.

**Description**

The property comprises a vacant former Bar / Restaurant premises in Wolverhampton City Centre. The largely open plan space is split across 2-storeys and benefits from access points on both School Street and Fold Street.

We understand the property also has a premises licence having formerly ran as a bar /restaurant.

**Accommodation**

Ground Floor	1,085.74 ft <sup>2</sup>
First Floor	1,028.26 ft <sup>2</sup>
<b>Total (NIA)</b>	<b>2,114 ft<sup>2</sup></b>

**Terms**

We are inviting offers in excess of £200,000 for the freehold interest

**VAT**

All figures' quotes are exclusive of VAT which is not payable.

**Business Rates**

Rateable Value = £10,500

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

**Services**

We are advised that all main services are connected.

The agent has not checked and does not accept responsibility for any of the services within this property and would suggest that any occupier satisfies themselves in this regard.

**Planning Use**

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

**Legal Costs**

Each party are to be responsible for their own legal costs incurred during this transaction.

**Anti Money Laundering (AML)**

In accordance with Anti-Money Laundering Regulations, we will require two forms of ID from the successful applicant.

**Availability**

The property is available immediately upon completion of legal formalities.

**Viewings**

Strictly via the sole agents Siddall Jones on:  
**0121 638 0500**

