

FOR SALE / TO LET

33-37 Victoria Street, Wolverhampton WV1 3PW



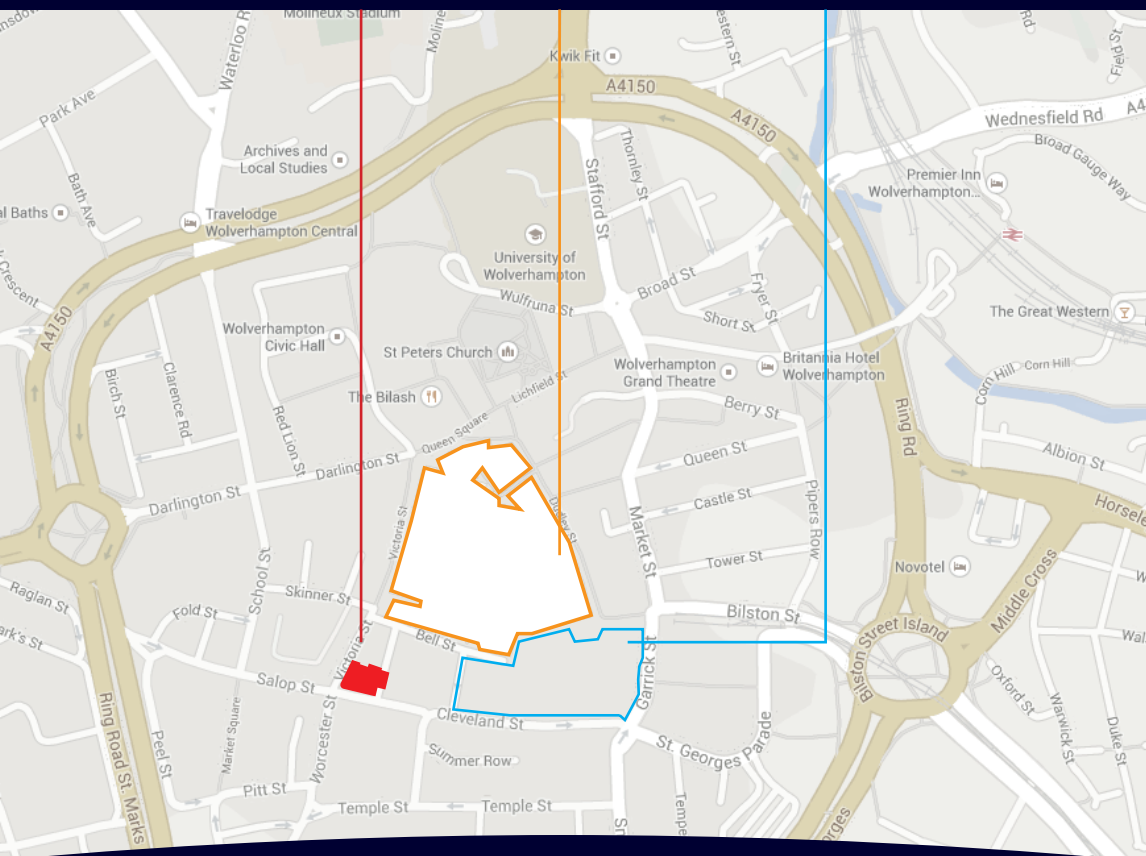
**RETAIL & STUDENT REDEVELOPMENT OPPORTUNITY
WOLVERHAMPTON CITY CENTRE**

**With Planning Consent for
7,000 SQ FT RETAIL & 44 STUDENT ROOMS**

LOCATION

Wolverhampton is one of the principal retailing and commercial centres within the West Midlands. Designated a 'Millennium City', Wolverhampton is located 17 miles north-west of Birmingham, 33 miles south of Stoke-on-Trent and 42 miles south-west of Derby. The site is located in a good location on one of the main roads into Wolverhampton city centre. It is in the centre of the A4150 ring road, offering great transport links with Wolverhampton Station close by. The site holds a prominent corner position at the junction of Victoria Street and Cleveland Street.

33-37 Victoria Street **The Mander Centre** **The Wulfrun Centre**



RETAILING IN WOLVERHAMPTON

Wolverhampton is a vibrant, multi-cultural city with plenty to keep visitors entertained; from the famous Molineux stadium to tourist attractions, art galleries and theatres. In the heart of the city centre lies two of the West Midlands' most successful shopping centres; The Wulfrun Centre and The Mander Centre, of which the site is just a few minutes' walk from. There are other pedestrian-friendly shopping areas nearby, hosting a mix of national stores and quality independent retailers.



PLANNING CONSENT

Planning consent was granted on 30th April 2014 for demolition of the existing site (which has now been carried out) and a new build retail/ student accommodation with no Section 106 requirement.

For more information visit the Wolverhampton City Council's Planning Application Portal:

www.wolverhampton.gov.uk/planningapplications.

ACCOMMODATION

The premises will offer four floors with the Ground Floor providing retail space of approximately 7,000 Sq Ft. The upper parts will offer residential space for 44 student apartments.

RENT / PRICE

Upon application.

RATEABLE VALUE

To be assessed.

VAT

Will be applicable on rent and other outgoings.

LEGAL COSTS

Each party will be responsible for their own legal costs on completion.



VIEWING

By appointment via Panther Securities PLC
Deneway House, 88-94 Darkes Lane, Potters Bar,
Hertfordshire, EN6 1AQ
Telephone: 01707 667 300

Contact: John Doyle / Lee-Anna Mayers
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