



**TO LET**



**Fully Refurbished Historic City Centre Licenced  
Bar/Restaurant**

14 Bond Street, Wolverhampton, West Midlands, WV2 4AS

QUOTING RENT

**£39,500**  
PER ANNUM

## KEY FEATURES

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Attractive Georgian property in the heart of the City Centre.

Incredible ground floor bar refurbished to the highest standard.

2,300 sq. ft. bar with catering kitchen and external terrace.

Potential for living accommodation above, subject to separate negotiation.

Flexible lease terms.

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Quoting Rent: Offers based on £39,500 plus VAT per annum exclusive are sought.



## LOCATION

The property is located on Bond Street, a cobbled street in the heart of Wolverhampton city centre, just a short walk from The Mander Shopping Centre. It is well located to benefit from trade from nearby complimenting outlets such as Genting Casino and a number of licensed establishments.

Wolverhampton is situated in the West Midlands and is approximately 24 km (15 miles) northwest of Birmingham. Wolverhampton benefits from good road communications being approximately 8 km (5 miles) west of Junction 10 of the M6 Motorway and 3.2 km (2 miles) south of Junction 2 of the M54 Motorway. The vibrant city of Wolverhampton has a population of approximately 260,000 and is one of the top ten growing economies in the UK. Located at the heart of Britain, the city is an ideal centralised location for businesses.

## ACCOMMODATION

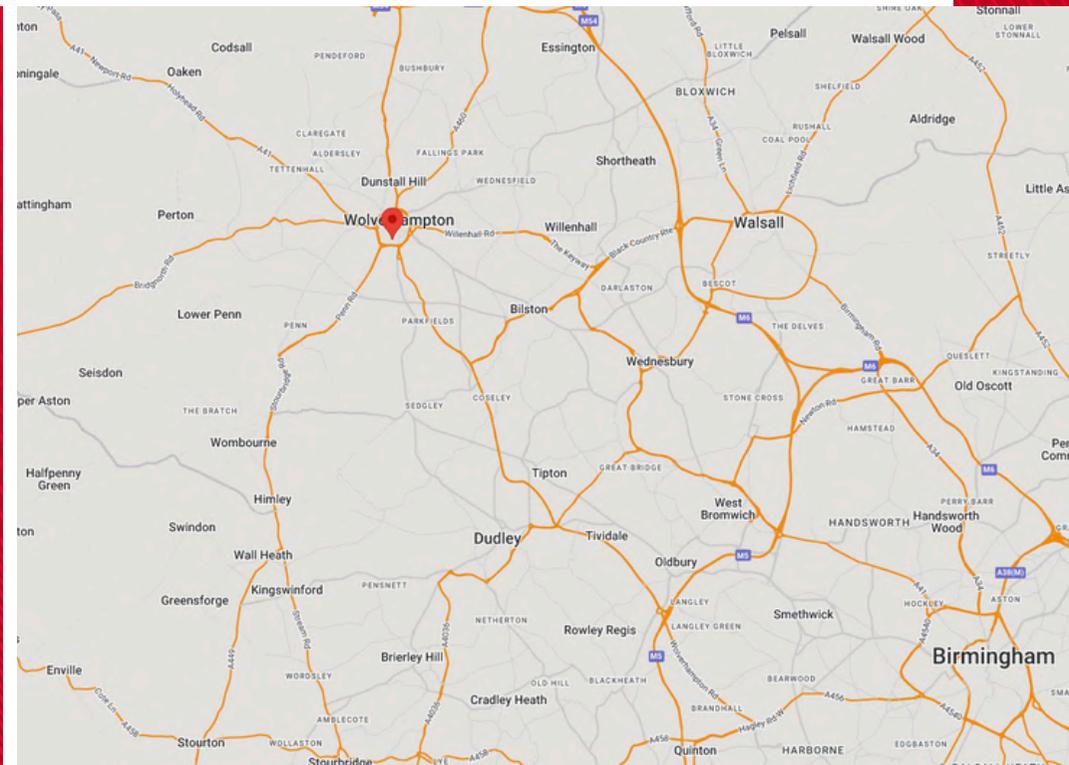
The ground floor comprises a 2,300 sq. ft. (213.75 sq m) refurbished bar which includes high level furnishings throughout, including a striking oak topped central bar server, with fixed booths and tables throughout. There is also commercial kitchen and an external terrace for alfresco drinks and dining.

Whilst not included in the quoting rent, there is self contained apartments above, which maybe available additionally, should any prospective tenants require living accommodation.

## DESCRIPTION

The property comprises a fully restored attractive Georgian property steeped in history and formerly owned by Sir Henry Cosmo Bonsor, a former brewer and politician who sat in the house of commons from 1885 - 1990. It has been sympathetically restored to an impeccable standard throughout, as evidenced by the level of workmanship and quality of the fixtures and fittings.

The ground floor, benefiting from significant investment, is a turnkey licensed bar with commercial kitchen and external terrace.



## TENURE

Leasehold - The property is available to let on flexible lease terms, for a period to be agreed

## LEASE TERMS

Offers based on £39,500 plus VAT per annum exclusive are sought for the ground floor bar. The upper floors are available on additional terms to be agreed and prospective tenants should contact the sole letting agents for further information.

## BUSINESS RATES

The property has a current rateable value of £17,250.

## VAT

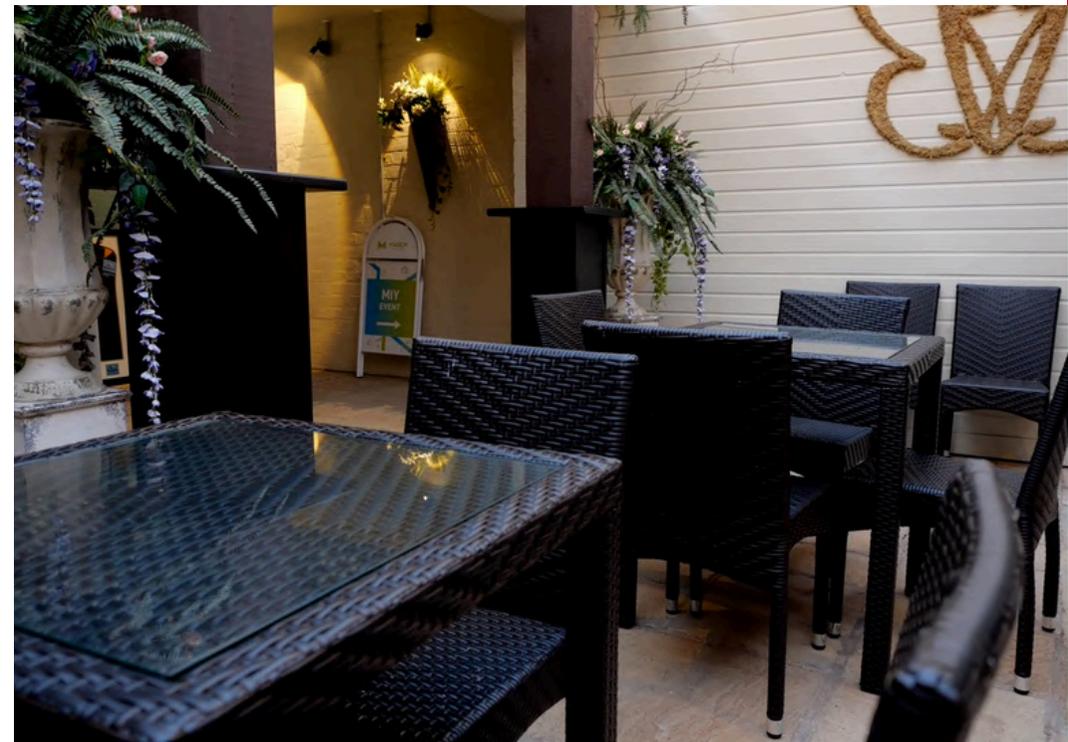
We are advised that Vat is applicable in addition to the quoting rent.

## LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

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**COSMO BONSOR**



*Secret  
Courtyard*

*Beers  
Cocktails  
Wines*

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