



FOR SALE



Substantial Freehold City Centre Redevelopment Opportunity

51-53 Queen Street, Wolverhampton, WV1 1ES

**OFFERS IN EXCESS OF:
£2,000,000**

KEY FEATURES

Situated in the heart of Wolverhampton city centre.

Part of the 'Invest in Wolverhampton' vision, published in March 2023.

Former Express & Star headquarters currently comprising offices, ancillary & storage space.

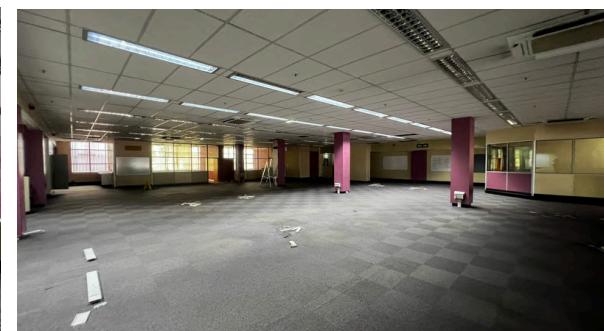
Excellent redevelopment opportunity to include residential led or commercial uses, subject to planning.

62,651 sq. ft. (5,820.41 Sq. m) over ground and three upper floors.

Additional 18,829 sq. ft. (1,749.22 sq. m) of basement storage/accommodation.

Subject to planning offers considered.

Offers in excess of £2,000,000 for the freehold interest are invited.



LOCATION

The property occupies a prominent position on Queen Street within the inner Ring Road in the heart of Wolverhampton City Centre. It sits opposite a variety of retail accommodation and affords excellent access to local amenities, public transport, and the University of Wolverhampton.

Wolverhampton is situated in the heart of the West Midlands and approximately 15 miles north-west of Birmingham, 7 miles east of Walsall and 18 miles southeast of Telford.

The City benefits from excellent road communications with easy access to the M6, M5, and M54 motorways. The city is serviced by Junctions 1 and 2 of the M54 which are 5 miles and 4 miles north respectively with Junction 10 of the M6 approximately 5 miles to the east. Junction 2 of the M5 motorway is 9 miles south of the city.

DESCRIPTION

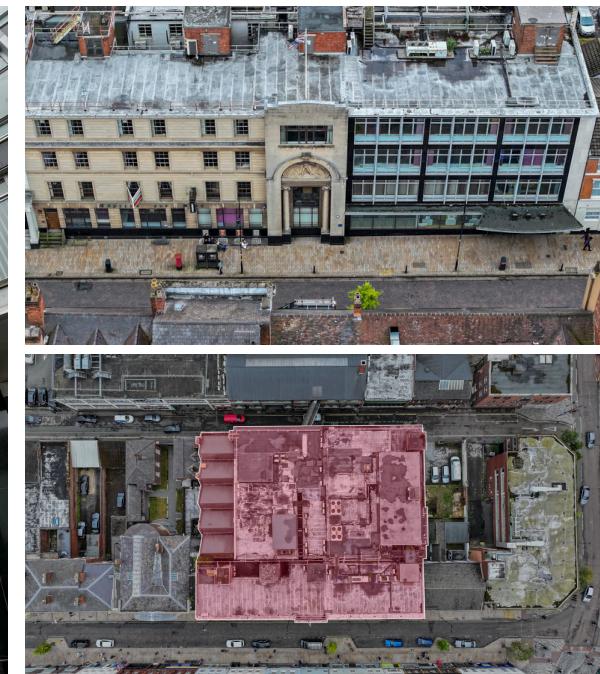
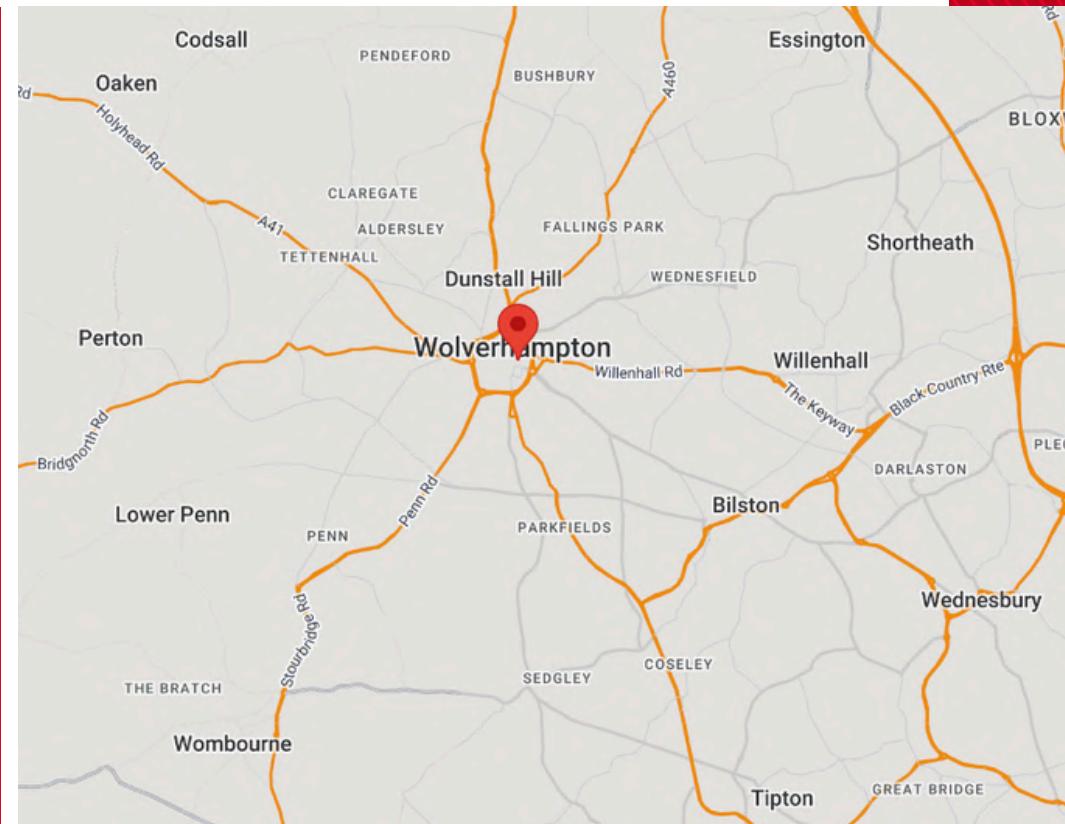
51-53 Queen Street is the former headquarters of The Express and Star and comprises 62,651 sq. ft. (5,820.41 sq. m) of office space over ground and three upper floors, with an additional 18,829 sq. ft. (1,749.22 sq. m) of basement storage/accommodation. The properties are made up of two interconnecting buildings with 2 passenger lifts to number 51 and a further passenger lift to number 53, which also houses the main reception area for both buildings. Access to the rear of the property is via Castle Street.

REDEVELOPMENT POTENTIAL

The property sits within the core of the city, and offers a substantial redevelopment opportunity to deliver a residential or mixed use scheme, subject to planning. Part of the site is local listed, and the property is featured within the 'Invest in Wolverhampton' Prospectus and it is the City's plans to see the property redeveloped.

PLANNING

All interested parties should direct planning enquiries directly to Wolverhampton City Council planning department.





ACCOMMODATION

A combined total of 62,651 sq. ft. (5,820.41 sq. m) with an additional 18,829 sq. ft. (1,749.22 sq. m) of basement storage accommodation.

51 Queen St	Sq.Ft.	Sq.M
Ground Floor	2,169	201.51
First Floor	2,223	206.54
Second Floor	2,226	206.77
Third Floor	2,167	201.33
Total	8,785	816.15
Basement	2,239	208.01

53 Queen St	Sq.Ft.	Sq.M
Ground Floor	3,002	278.86
First Floor	2,891	268.62
Second Floor	2,862	265.90
Third Floor	2,663	247.44
Total	11,418	1,060.82
Basement	3,601	334.53

Rear of 51 - 53 Queen St	Sq.Ft.	Sq.M
Ground Floor	13,586	1,262.15
First Floor	3,827	355.52
Second Floor	14,049	1,305.16
Third Floor	10,986	1,020.61
Total	42,448	3,943.44
Basement	12,989	1,206.68

TRAVEL



By Road

Walsall

7 mins (7.1 miles)



Birmingham

19 mins (16.6 miles)



Manchester

1 hr 25 mins (76 miles)



Liverpool

1 hr 40 mins (88.1 miles)



London

2 hr 25 mins (130 miles)



West Midlands
Metro Tram

**Wednesbury
Parkway**

14 mins



**West Bromwich
Central**

24 mins



**Jewellery
Quarter**

35 mins



**Birmingham
Bull Street**

40 mins



**Birmingham
Grand Central**

43 mins



By Train - Direct from
Wolverhampton Station

**Birmingham
New Street**

17 mins



**Stoke-On-
Trent**

29 mins



**Manchester
Piccadilly**

1 hr 10 mins



**Liverpool
Lime Street**

1 hr 24 mins



**London
Euston**

1 hr 53 mins



**Bristol
Temple Meads**

1 hr 54 mins



EPC

Rating C

VAT

We are advised that the property is elected for VAT.

PROPOSAL

Unconditional or subject to planning offers are invited for the Freehold interest.

PRICE

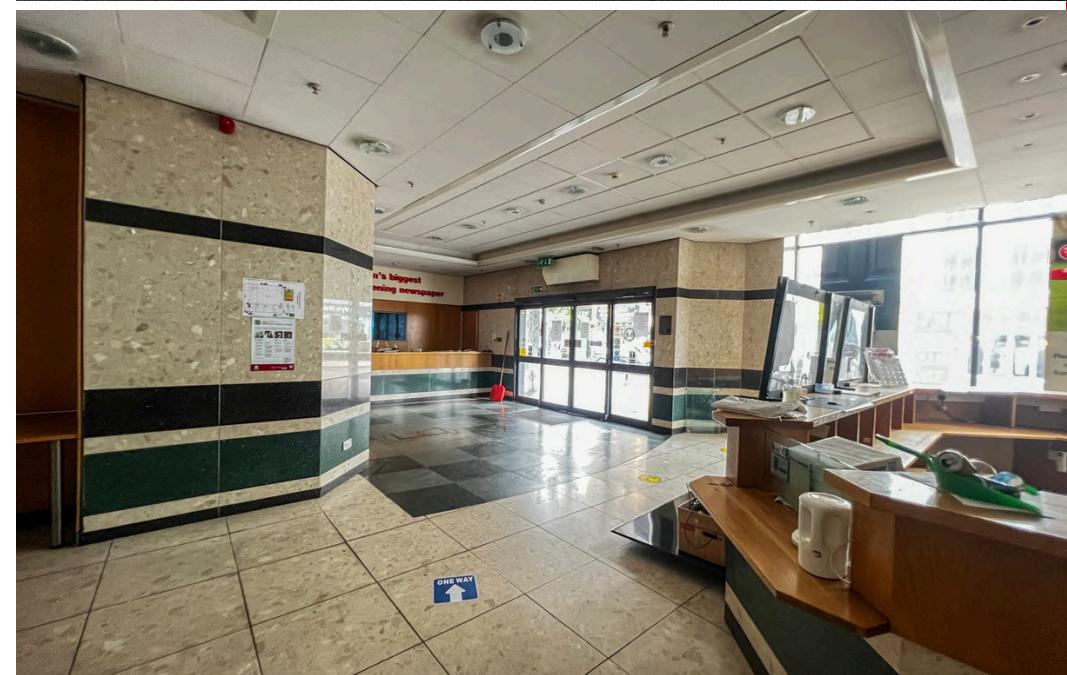
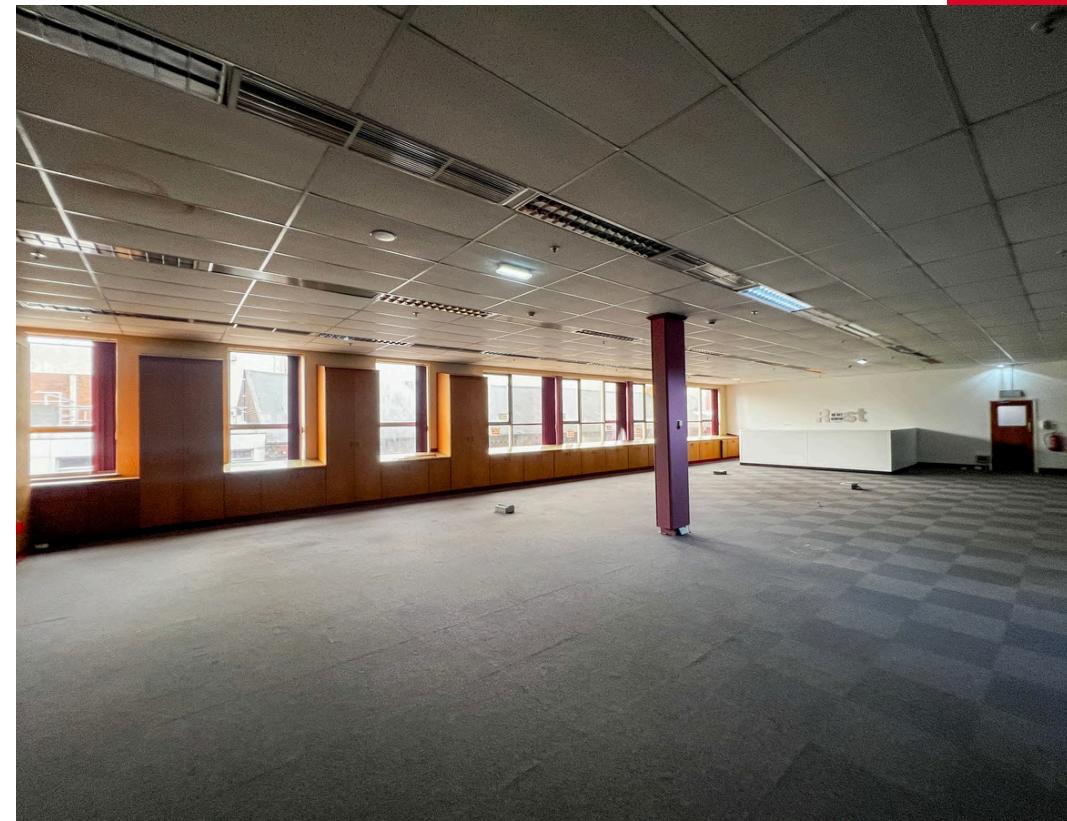
Offers in excess of £2,000,000 plus VAT are sought for the freehold interest.

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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