

TO LET

WITHIN WOLVERHAMPTON CITY CENTRE



INVEST
City of Wolverhampton



BK Bruton Knowles

est.1862

| Property Consultants

CITY CENTRE CINEMA OPPORTUNITY

THE CHUBB BUILDINGS, FRYER STREET, WOLVERHAMPTON WV1 1HT

Chubb Cinema

We have an exciting city centre cinema opportunity within the historic and award-winning Grade II listed Chubb Buildings. The building is now used by a range of businesses for office space, food & drink outlets, which will complement the cinema.

The City of Wolverhampton Council as landlord is seeking expressions of interest from commercial operators to take on one of the most exciting leisure opportunities within the city.



Successful bidders will demonstrate the following:

- ✓ Proven and extensive track record of commercial leisure operations required.
- ✓ Innovative delivery models that maximise outcomes to the city.
- ✓ Ability to create a sustainable long term successful business and relationship with both the council and public.
- ✓ In the interests of securing a first class operator and offer, the council is prepared to discuss flexible lease terms. The council will work with the successful party to attract additional investment and grant support. This is subject to negotiation and discussion of submitted business plans.
- ✓ Proposal that supports the principles established in Our City: Our Plan.

i9 Building

The Chubb Buildings



OUR CITY, OUR PLAN

Working together to be a city of opportunity, a city for everyone and deliver our contribution to Vision 2030



The location

Located on Fryer Street, the cinema is well placed within Wolverhampton city centre, is close to Wolverhampton's main retail centre and numerous bars and restaurants on Broad Street, Stafford Street and Queens Square. Other notable nearby uses include the Molineux stadium, the University and multiple public car parks.

With enviable proximity to the rest of the West Midlands and beyond, the cinema is well served by the existing public transport facilities located only a couple of minutes from the city's new £150m transport interchange and has excellent connections to the rest of the city and the wider region.

Our strategic location expands the recruitment catchment to over 1.73 million workers within a 30-minute drive time. At only 27 square miles Wolverhampton is a very compact city with all major attractions and assets easily accessible.

In Spring / Summer 2023 the new Metro service will be operational from the Interchange with trams running along Railway Drive outside the Chubb Buildings.



A compact city at only 27 sq miles



1.73m workers within 30 min drive



2 minute walk to transport interchange

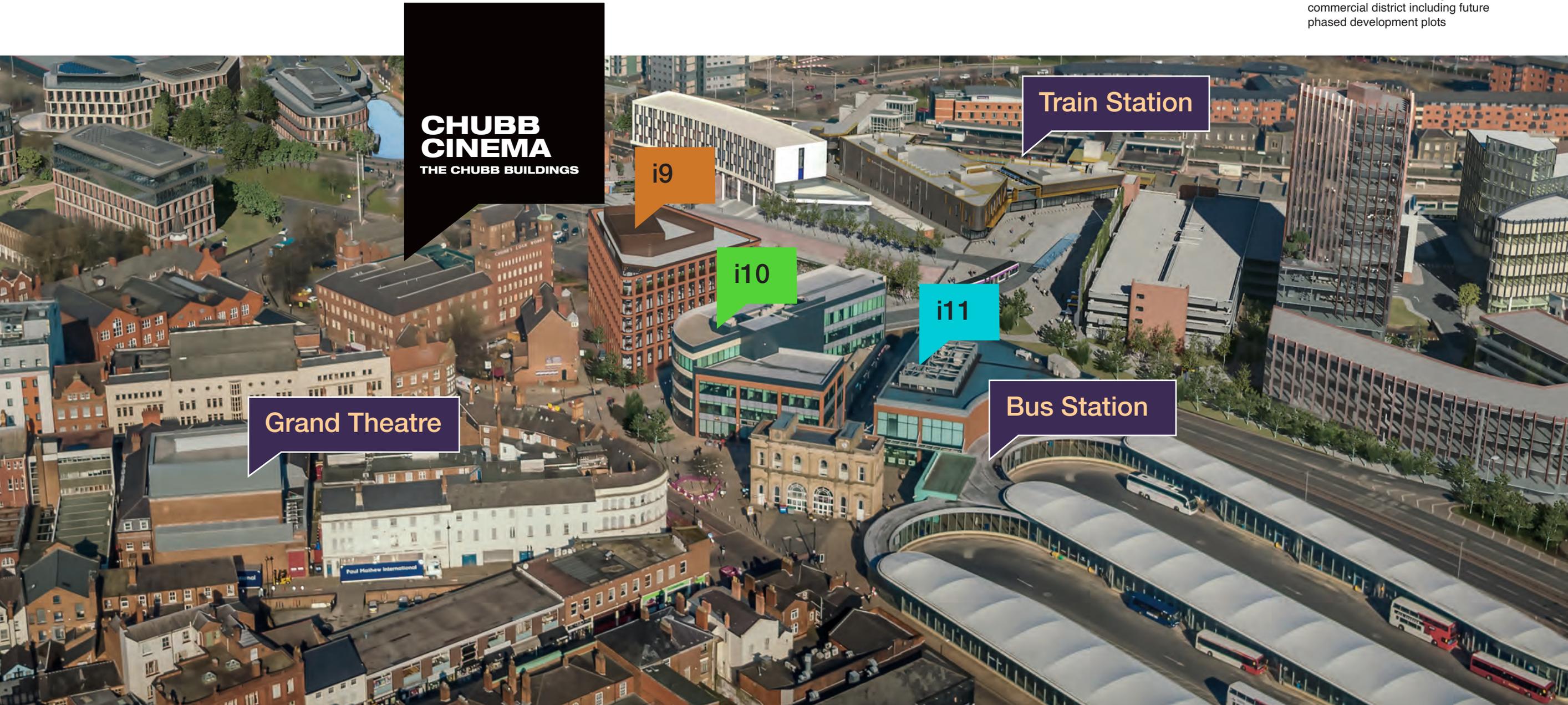


From Wolverhampton	Car (distance)	Train (times)
Birmingham	7 miles	17m
Birmingham Int Airport	26 miles	32m
Manchester	76 miles	1hr 10m
Liverpool	87 miles	1hr 21m
London	141 miles	1hr 38m
Bristol	98 miles	1hr 51m
Edinburgh	281 miles	3hr 52m



Wolverhampton: commercial district

Visualisation of interchange
commercial district including future
phased development plots



The context



Wolverhampton already has an enviable cultural pedigree. Home to Premier League football, the biggest pop art collection outside of London and now home to global entertainment giants AEG Presents who are operating our iconic Civic Halls after a £48 million refurbishment; Chubb Cinema presents a great opportunity to add to this pedigree.

The cinema is in the heart of the city's growing Commercial District with the i11, i10 and i9 developments and proposals for the creation of further office space at Interchange 8 and accompanying upper-midscale hotel offer. The Commercial District and i9 development is home to high profile occupiers, including the Department for Levelling Up, Housing and Communities.

Significantly the cinema is situated close to local key schemes including Brewers Yard, Canalside South, and Horsley Fields. These developments will bring thousands of new residents within walking distance of the city centre and the cinema.

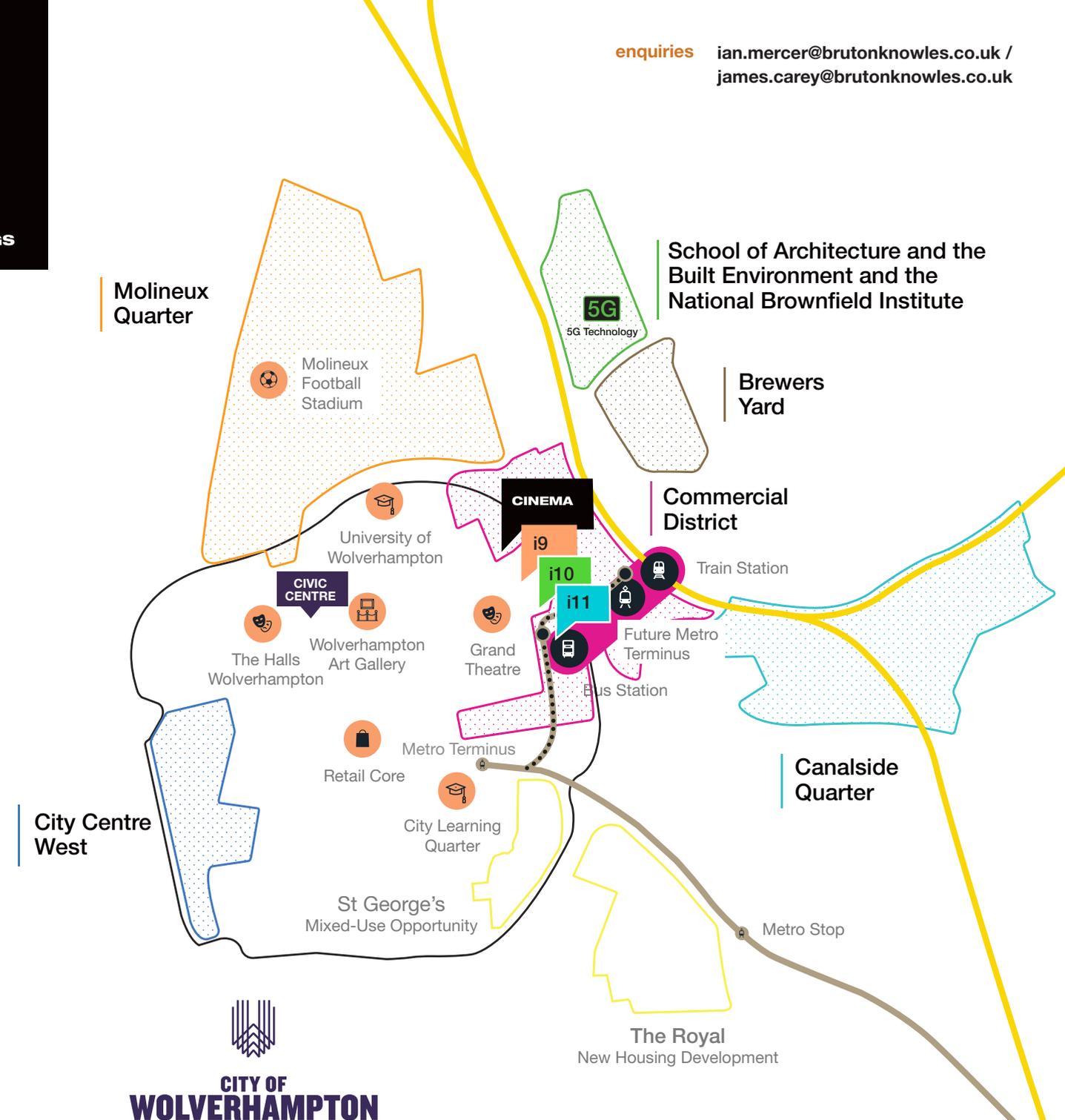
Wolverhampton is a young city and is home to a University with over 21,000 students enrolled. When the proposed City Learning Quarter is complete over the next few years this will in itself generate more young visitors to the city centre. Providing a captive and largely untapped audience.

Wolverhampton is one of the first cities in the UK to launch a 5G network – alongside Birmingham – opening up opportunities for people across the city to start to benefit from this new technology.

The city was recently named a rising star in the 'State of Fibre' report, with the second biggest percentage increase in fibre coverage in the UK.

More can be found out about the city's exciting regeneration and investment plans at investwolverhampton.com/investment-prospectus

enquiries ian.mercer@brutonknowles.co.uk / james.carey@brutonknowles.co.uk



The workforce

A large and diverse local workforce and the ability to attract workers from a wider area gives you the comfort of knowing your business can scale up and grow in Wolverhampton. Businesses set the agenda and work together with providers, both to strengthen the current workforce and to build for the future.

The traditionally important high street sectors of retail and the visitor economy together contribute over **24,000 jobs** across Wolverhampton. This represents 22.9% of all jobs in Wolverhampton, above the Great Britain rate of 22.4%.

Over 21,000 students at the University of Wolverhampton – one of the most influential, entrepreneurial and business-facing universities

in the UK with 96% of students going onto employment or further study. **Strengths** in computer science, design, engineering, manufacturing and technology.

12 universities within one hour's commute with over 218,000 students enrolled.

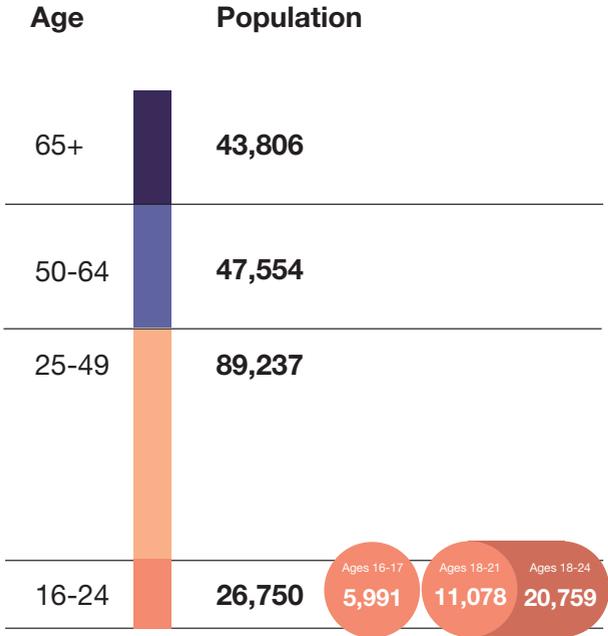
The City of Wolverhampton College offers **community-based learning programmes** and a range of 'get in to work' schemes to improve employability skills.

A new **£55 million City Learning Quarter** will create a state-of-the-art campus for City of Wolverhampton College, as well as City of Wolverhampton Council's Adult Education Service and the existing Central Library.



Wolverhampton population

264,407



1.73m
people of working age within a 30 minute drive



31.6%
of the population are educated to NVQ Level 4 and above

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The opportunity

Business rates
£6,500

£6,900 from 1 April 2023

Flexible lease terms

Expressions of interest are invited by 5pm on Tue 9 May 2023



COMPLEMENTARY SPACE

Interested parties in the cinema are advised that the gallery, bar and box office are also currently available albeit by separate negotiation with Prince Warnes Properties on behalf of the Head Lessee Midlands Industrial Associated Ltd (MIA). Should you wish to pursue this option further please contact Sarah Warnes at Prince Warnes Properties through www.prince-warnes.com/contact-us.

Interested parties when submitting the pro forma are asked to confirm if this complementary space is of interest given that City of Wolverhampton Council and the Head Lessee are seeking uses that are compatible.

PROFORMA

A standard proforma will need to be completed as part of the Expression of Interest and a copy can be obtained from julie.mills@brutonknowles.co.uk. The proforma is seeking responses on the terms of the lease including rent and term.

VIEWING

Viewings are strictly by appointment only via Bruton Knowles.

REGULATORY

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by Bruton Knowles employee, or certified copies be provided.

SUBJECT TO
CONTRACT

MARCH
2023

SERVICES

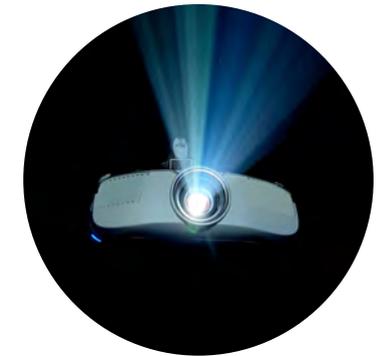
The cinema is understood to benefit from mains services including drainage, gas, electric and water. Prospective tenants should make their own enquiries in this regard.

SUSTAINABILITY

An energy performance certificate has been commissioned.



enquiries ian.mercer@brutonknowles.co.uk /
james.carey@brutonknowles.co.uk

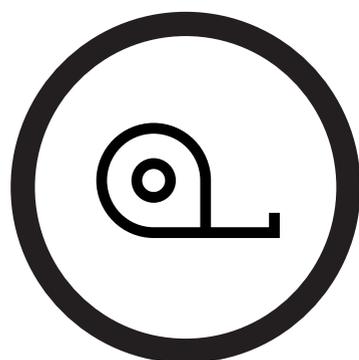


USE and PLANNING

Interested parties are to make their own enquires with the local planning authority in relation to their proposed use(s).

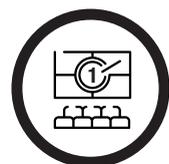


What you get



6,625 Sq. ft

Current seating capacity



Cinema One

242



Cinema Two

67

Useable floorspace*		
Room	Sq. m	Sq. ft
Cinema One	298.85	3,217
Projection Room One	20.06	216
Cinema Two	62.86	677
Projection Room Two	13.76	148
Training Room	40.58	437
Editing Room	13.62	147
Usable First Floor Landing	17.55	189
Office One	16.08	173
Office One Entrance	5.03	54
Server Room	8.29	89
Office Two	15.45	166
Green Room	12.56	135
Kitchenette	4.44	48
Gallery	44.74	482
Store One	28.09	302
Store Two	7.97	86
Store Three	3.97	43
Store Four	1.58	17
Total	615.49	6,625

*floor areas are approximate only and cannot be relied upon by prospective tenants

**CHUBB
CINEMA**



enquiries

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