

TO LET

Unit 23 , 36 Wulfrun Way, Wolverhampton, WV1 3HH



LOCATION

The Wulfrun Centre is located in Wolverhampton City Centre forming a covered link between the pedestrianized Dudley Street and the Mander Shopping Centre. Onsite NCP multi-storey car park with 570 spaces. The train station and bus and metro stops are all within walking distance.

DESCRIPTION

The unit is situated nearby **Card Factory, Iceland, The Fragrance Shop** and in close proximity to **Poundland**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	73.30 sq m	789 sq ft
Basement:	44.10 sq m	475 sq ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Price Upon Application.

EPC

A copy of the EPC is available upon request.

SERVICE CHARGE

Variable annual service charge of **£5,154 + VAT**.

INSURANCE

Variable annual insurance premium of **£1,034 + VAT**.

RATEABLE VALUE

Rateable Value (2023) - **£20,250**

This information is for guidance purposes only.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with Creative Retail or our joint agents FHP on 0121 752 5500.

SUBJECT TO VACANT POSSESSION

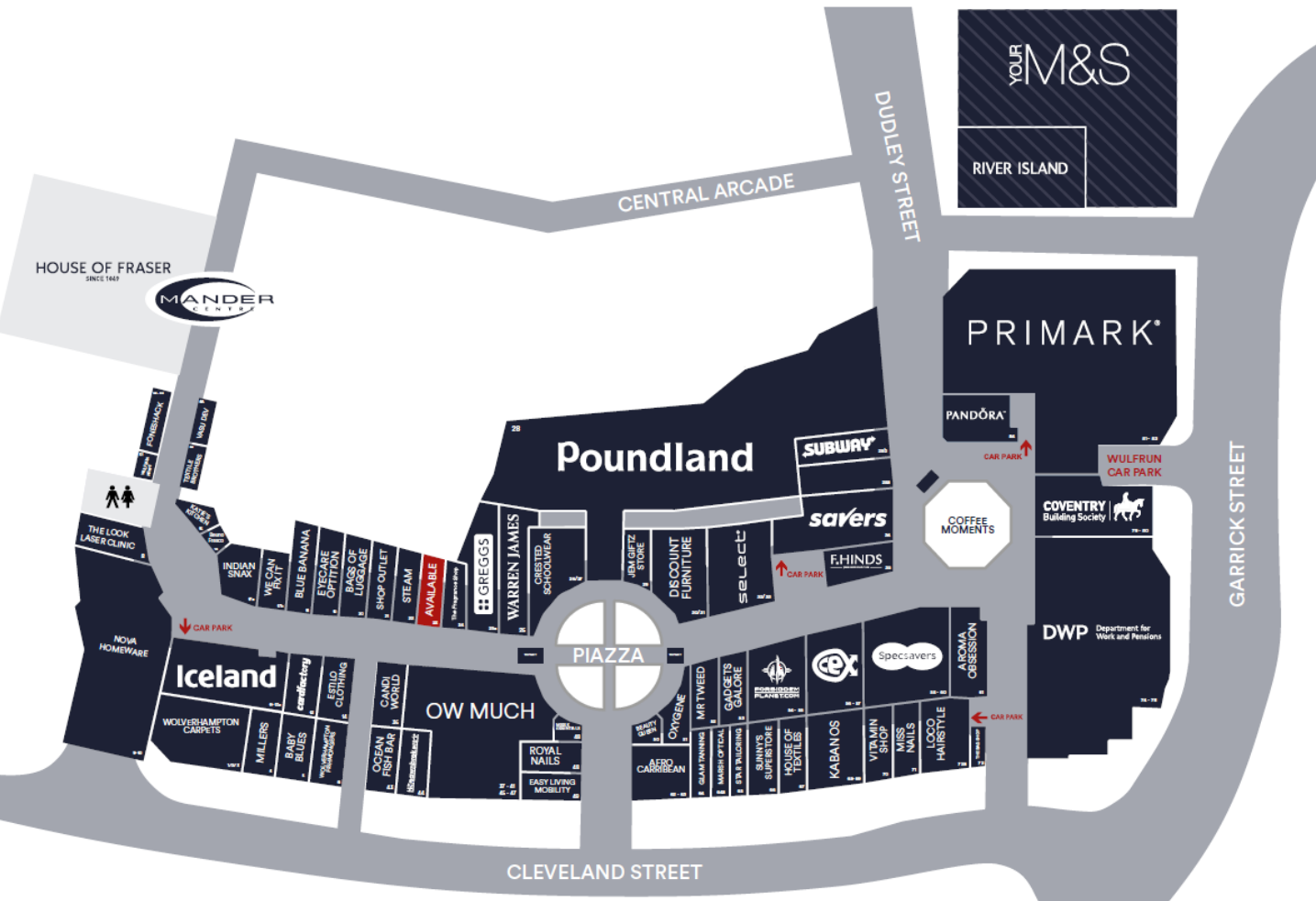

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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For more information, please contact:

Guy Sankey
Tel: 0121 400 0407

Email: guy@creative-retail.co.uk

Ed Purcell
Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

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