

SHOP TO LET

Unit 6, 9b Cleveland Street,
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. Wolverhampton Markets are located directly opposite.

DESCRIPTION

The unit is situated nearby **Card Factory**, **Iceland**, **Greggs** and opposite the **Wolverhampton Outdoor Markets**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 89.93 sq. m 968 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

£11,500 per annum exclusive.

EPC

A copy of the EPC is available upon request.

SERVICE CHARGE

A variable annual service charge of **£2,840.80 + VAT**.

INSURANCE

A variable annual insurance premium of c **£740 +VAT**.

BUSINESS RATES

Rateable Value (2023/24) - £8,200

Qualifying retailers maybe eligible for up to 100% business rates relief subject to occupier status. 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.


CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

