

**\*\*LAST REMAINING SHOP\*\***

# SHOP TO LET

## Unit 32-33, 46-48, 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 on Wulfrun Way nearby **CEX, Forbidden Planet, Specsavers, Savers** and in close proximity to **Poundland**.

### ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	178 sq m	1,920 sq ft
<b>Basement:</b>	92.8 sq m	999 sq ft
<b>Mezzanine:</b>	43.8 sq m	471 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.

### EPC

A copy of the EPC is available upon request.

### RENT

**£27,500** per annum exclusive

### SERVICE CHARGE

Variable annual service charge of **£15,236 + VAT**.

### INSURANCE

Variable annual insurance premium of **£2,175 + VAT**.

### RATEABLE VALUE

Rateable Value - **£46,500**

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.

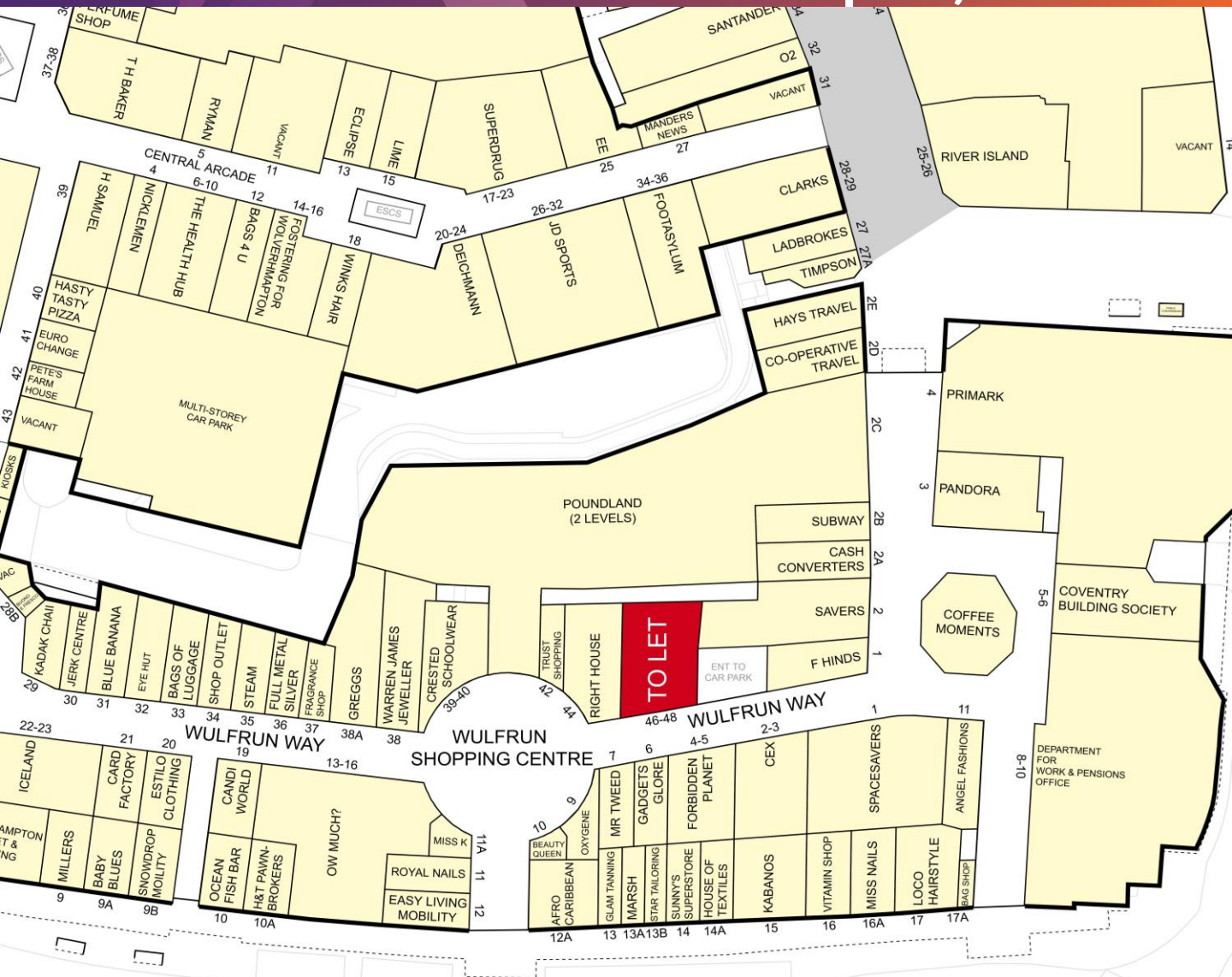


## CREATIVE RETAIL

PROPERTY CONSULTANTS

# SHOP TO LET

Unit 32-33, 46-48, Wulfrun Way  
Wolverhampton, WV1 3HH



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Guy Sankey  
Tel: 0121 400 0407

Email: [guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)

Ed Purcell  
Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)