

TO LET

Unit 29, 42 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 **Greggs, Warren James, The Fragrance Shop** and next to **Poundland**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	48.68 sq. m	524 sq ft
Basement:	35.21 sq. m	379 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

£15,000 + VAT per annum exclusive.

EPC

A copy of the EPC is available upon request.

SERVICE CHARGE

Variable annual service charge of **£5,141 + VAT**.

INSURANCE

Variable annual insurance premium of **£567.30 + VAT**.

RATEABLE VALUE

Rateable Value 2024/25 - **£15,500**

Up to 40% rates relief is available until 01 April 2025 for qualifying business. 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.


CREATIVE RETAIL
PROPERTY CONSULTANTS

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