

# SHOP TO LET

Unit 18, 31 Wulfrun Way, Wulfrun Centre,  
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. The property occupies a prime position on Wulfrun Square. The new college campus set to open on the opposite side of Garrick Street in September 2025 will accommodate 5,000 students.

## Description

The property occupies a prominent and busy position on Wulfrun Way in the Wulfrun Centre opposite Iceland and nearby occupiers including Eye Hut, Card Factory, Estillo, Greggs, Warren James and many more...

## Accommodation

The premises comprises of the following approximate floor areas:

Unit 18, 31	Sq M	Sq Ft
Ground Floor	97.08	1,045
Basement	57.69	621
<b>Total</b>	<b>97.08</b>	<b>1,045</b>

## Tenure

The accommodation is available by way of new effectively fully repairing and insuring lease on terms to be agreed.

## Business Rates

RV £18,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

## Rent

£18,000 + VAT per annum exclusive.

## Service Charge

£11,233.55 + VAT per annum.

## Insurance

£787.47 + VAT per annum.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

C71. EPC available upon request.

## Security Deposit

Equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

## Viewings

Strictly by appointment with the Joint Retained Agents.

