



4 Dudley Street, Wolverhampton, WV1 3EN

TO LET

RETAIL & LEISURE

Size
1,439 sq ft (134 sq m)

Rent
£57,500

Location

Wolverhampton is a major commercial centre in the West Midlands with a primary catchment population of 415,000. Major occupiers located within the city centre include Marks & Spencer, House of Fraser, Primark, Debenhams, Boots etc.

Description

The property comprises a ground floor shop unit with first floor storage/staff accommodation and is located in a prime pedestrianized corner trading location on Dudley Street at its junction with King Street and adjoins Greggs. Other nearby occupiers include Costa, Carphone Warehouse, Halifax, The Body Shop, Schuh, McDonalds, Card Factory etc.

Accommodation

Ground Floor Sales 727ft2

First Floor 712ft2

Rent

Rental offers are invited in the region of £57,500 per annum exclusive of rates and VAT.

Lease

The property is available on a new 10 year fully repairing and insuring lease with 5 yearly upward only rent reviews.

Business Rates

Rateable Value £47,250

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

VAT

Will be charged as appropriate.

EPC Rating

A copy of the Energy Performance Certificate is available on request.

Viewing

By arrangement with the joint agents:

Michael Tromans & Co
Tel: (01902) 425646

Email: tromansandco@aol.com

or

Robert Alston (07768 650446)

Subject to Contract

MRT/SC/24/4/2018

Additional Images





50 metres

Experian Goad Plan Created: 24/04/2018
Created By: Michael Tromans



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