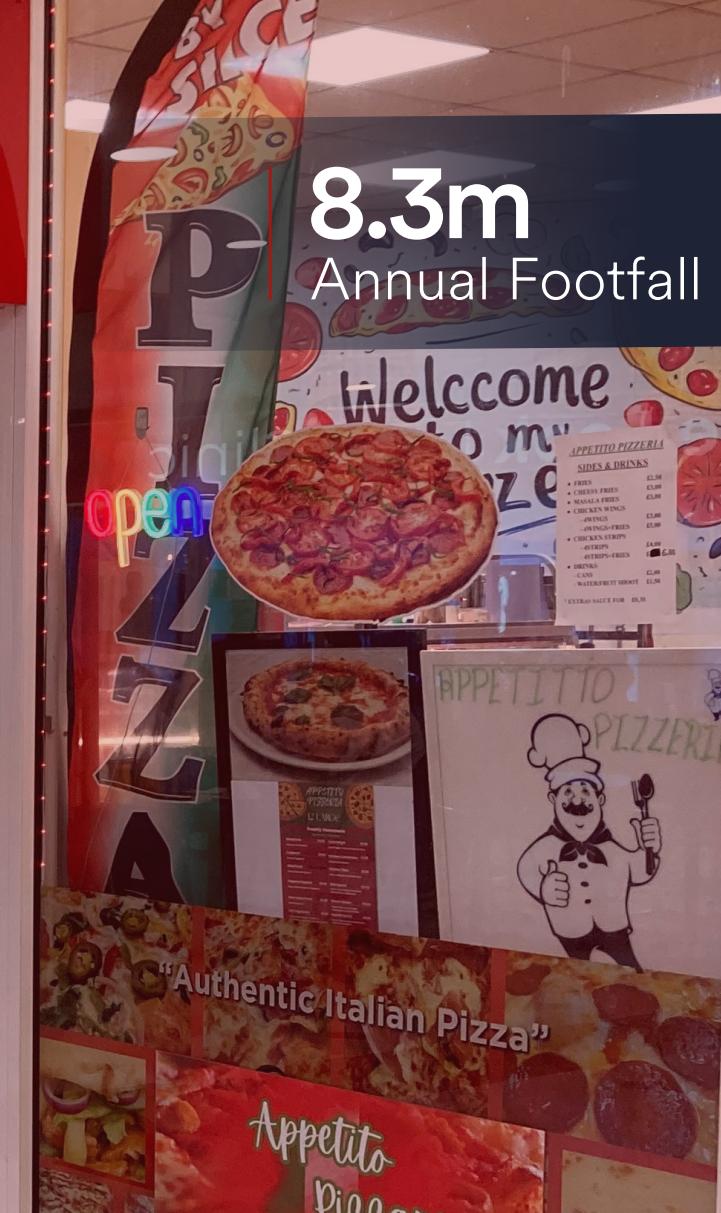


Subject to Vacant Possession



TO LET
Retail Unit

307 sq.ft
(28.52 sq.m)



8.3m
Annual Footfall

Unit 16 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH
Anchored by

PRIMARK®

- 8.3 million average yearly footfall
- On site car parking available
- Opposite Home Discounts

MI Core
LCP UK

**01384
400123**

lcpgroup.co.uk







Local to approx.
23,000
University Students



570
FREE
Car Park Spaces



Single storey enclosed centre
of approximately
200,000 sq.ft



8.3m
Annual Footfall



251k Catchment Population
within a 20 minute drive* time

*estimated time of travel



Unit 16 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	307	28.52
TOTAL	307	28.52

Description

- Situated in Wolverhampton's retail centre
- Single storey enclosed centre of approximately 200,000 sq.ft
- Anchored by Primark

Rent

£14,500 pa

Rateable Value

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge & Insurance

Service Charge: £7,393.02 +VAT until 31st March 2026.

Insurance: £197.25 +VAT until 31st March 2026.

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC - B. Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Parking and Transport

- Main line rail link through Birmingham to London
- Midland Metro link directly to Birmingham City Centre
- Close to Junction 10 of the M6 & Junction 2 of the M54
- Onsite multi-storey car park with 570 spaces



Location - WV1 3HH

The City of Wolverhampton is situated within the north western part of the West Midlands conurbation which also includes the City of Birmingham, Walsall, Dudley and Sandwell.



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Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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