

RETAIL UNIT TO LET

8.3m
Annual Footfall

Under £12,000 Rateable Value

Subject to VP

TO LET

Retail Unit

968 sq.ft

(90 sq.m)

Unit 6 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Anchored by

PRIMARK®

- 8.3 million average yearly footfall
- On site car parking available

M M[®]Core
LCP UK

01384
400123

lcpgroup.co.uk





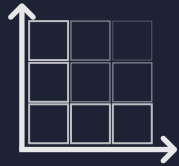
Local to approx.

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 6 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales (Subject to VP)	968	90
TOTAL	968	90

Description

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

Rent

£11,500 per annum +VAT

Rateable Value

£8,200. Interested parties are advised to make their own enquiries with the local authority.

Service Charge & Insurance

Service Charge: £3,653.63 per annum +VAT

Insurance: £543.90 per annum +VAT

Energy Performance

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.

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.

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



Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

Guy Sankey 07415 408196

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