

Subject to Vacant Possession



8.3m
Annual Footfall

TO LET

Retail Unit

307 sq.ft

(28.52 sq.m)

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



01384
400123

lcpgroup.co.uk





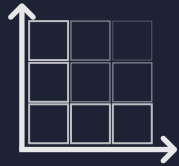
Local to approx.

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.



Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Guy Sankey 07415 408196

guy@creative-retail.co.uk

FHP
www.fhp.co.uk

0121 752 5500

Oliver Marshall 07887 787885

oliver@fhp.co.uk

Owned and Managed by

M **M[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk



Rob Ellis 07918 931081

REllis@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.