



TO LET

Fitted Restaurant Unit

6,535 sq.ft

(607 sq.m)

Units 9-10 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

- Situated on main mall
- Opposite Iceland and Card Factory
- On site car parking available
- Average weekly footfall of 225,000 visitors

LCP

01902 424536
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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	4,834	449
Store	1,701	158
TOTAL	6,535	607

Description

- Situated in Wolverhampton's retail centre
- Busy pedestrian link between Dudley Street and the Mander Shopping Centre
- Single storey enclosed centre of approximately 200,000 sq.ft
- Anchored by Primark

The unit is a fitted restaurant, suitable for use as a dark kitchen.

Rent

£30,000 per annum

Rateable Value

To be confirmed. Interested parties are advised to make their own enquiries with the local authority.

Service Charge & Insurance

Service Charge: £26,902 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the incoming 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 NCP multi-storey car park with 570 spaces



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Viewing

Strictly via prior appointment with the appointed agents:

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Wulfrun Management Office