



61 Dudley Street, Wolverhampton, WV1 3EN

## TO LET

RETAIL & LEISURE

**Size**  
1,434 sq ft (133 sq m)

**Rent**  
£45,000

## Location

The property is located on the prime pedestrianised shopping street in the City centre next door to Costa Coffee, with nearby popular traders including McDonalds, Greggs and Starbucks.

Michael Tromans & Co LLP

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## Description

The property comprises a former restaurant arranged over ground floor and basement

## Accommodation

(All areas approximate)

Ground Floor 810 sq.ft

Basement 624 sq.ft

Total 1434 sq.ft

## Rent

£45,000 per annum exclusive.

## Lease

New lease available on terms to be agreed.

## VAT

Will be charged as appropriate.

## Business Rates

To be assessed

## EPC

C - (74)

## Viewing

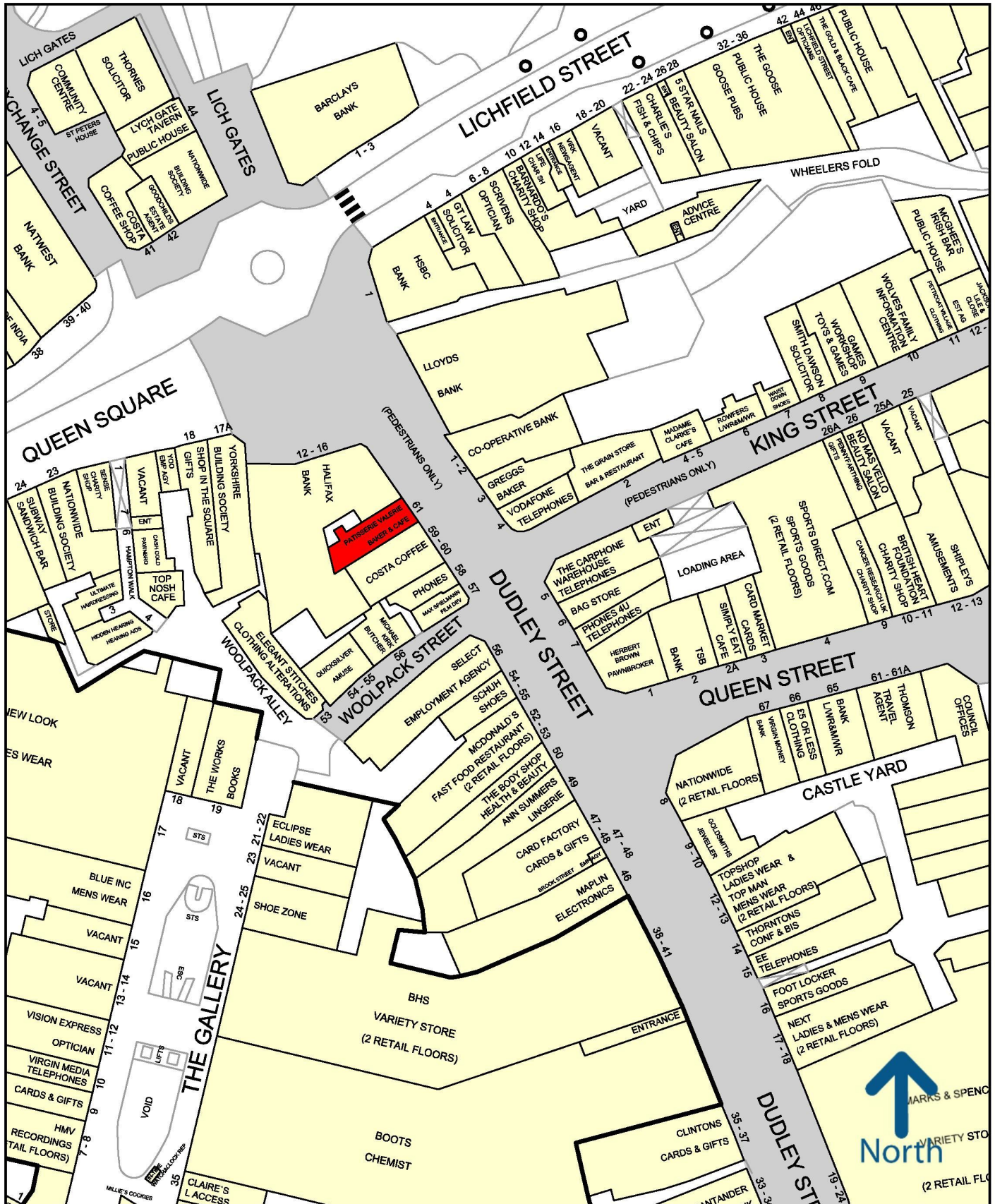
By appointment with the agents:

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## Additional Images







Experian Goad Plan Created: 24/01/2019  
Created By: Michael Tromans

