

# 56 DUDLEY STREET, WOLVERHAMPTON

## PRIME RETAIL TO LET



### LOCATION

The subject unit is located in a prime corner position on Dudley Street, the main high street in Wolverhampton city centre.

### DESCRIPTION

The subject property comprises a Ground Floor corner retail unit with glazed frontage, occupying a very prominent position fronting the high street. The property also benefits from basement, first and second floors. Internally the unit is fitted as a retail unit.

### FLOOR AREAS

Arranged over four levels, providing the following approximate areas, which are to be used as a guide only:

Ground Floor - 2,295 sq ft  
Basement - 1,000 sq ft  
First Floor - 2,600 sq ft  
Second Floor - 664 sq ft

### USE

The property currently benefits from Use Class E (Commercial, Business & Services) and previously traded as a retail clothing store, but would be suitable for a variety of uses subject to the necessary planning.

### RENT

£65,000 per annum exclusive of Business Rates, Service Charge, Insurance, VAT and Utilities.

### LEASE

The property is available by way of a new 10 year FRI lease. Shorter term leases with break options will also be considered.

### RATEABLE VALUE

The property has a Rateable Value of £50,500 from 1 April 2023. Interested parties should confirm the exact Business Rates payable with the local authority.

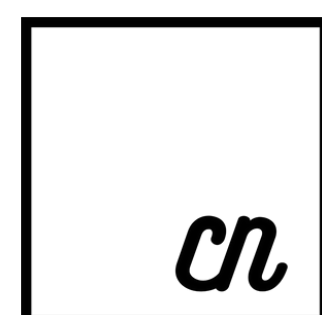
### SERVICE CHARGE

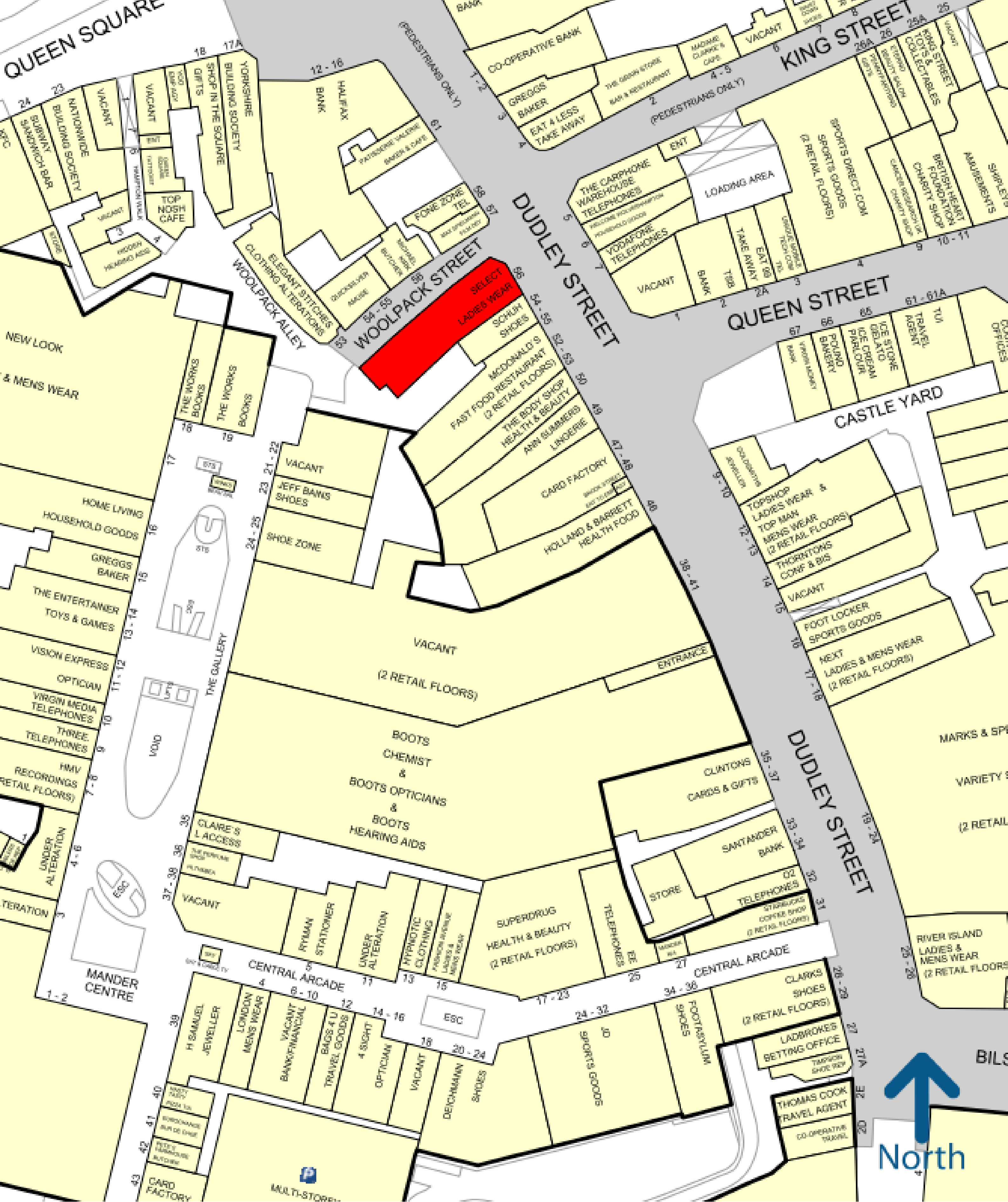
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### EPC

A copy of the full certificate and report can be provided upon request.

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