

TO LET

25–26 Dudley Street, Wolverhampton,
West Midlands, WV1 3EY

PRIME CITY CENTRE RETAIL SPACE



Location

Wolverhampton is situated in the West Midlands and is approximately 24 km (15 miles) northwest of Birmingham, 11 km (7 miles) west of Walsall and 29 km (18 miles) southeast of Telford. The city has a population of approximately 260,000 and is one of the top ten growing economies in the UK.

The property is located in the heart of the city centre, occupying a prime and prominent position on the pedestrianised Dudley Street, opposite The Wulfrun Centre.

Surrounding occupiers include **McDonald's**, **Holland & Barrett**, **Wilko**, **Nationwide**, **Carphone Warehouse** and **Boots**. The Mander Shopping Centre is immediately to the south. Comprising approximately 440,000 sq. ft, occupiers include **B&M**, **Greggs**, **JD Sports**, **Sports Direct**, **Ryman**, **Superdrug**, **Vision Express** and **Wilko**.

The UK's first multi-million-pound Frasers store opened in the centre on 12th April 2021.

The Wulfrun Shopping Centre is adjacent to the Mander Centre and is a single storey enclosed centre totalling approximately 200,000 sq. ft with 570 car parking spaces. Anchored by **Primark**, other retailers include **Iceland**, **Peacocks**, **Peacocks**, **Specsavers**, **Burger King** and **Virgin Media**.

Accommodation

Address	Sq M	Sq Ft
Ground floor sales	316.7	3,409
Ground floor ITZA	176.23	1,897
Basement office/stock	246.18	2,650
First floor sales	312.05	3,359
Total	874.93	9,418

Rent

£125,000 Per Annum Exclusive

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

A Rateable Value of **£111,000**.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

An EPC rating of B (31).
A copy of the EPC is available upon request.

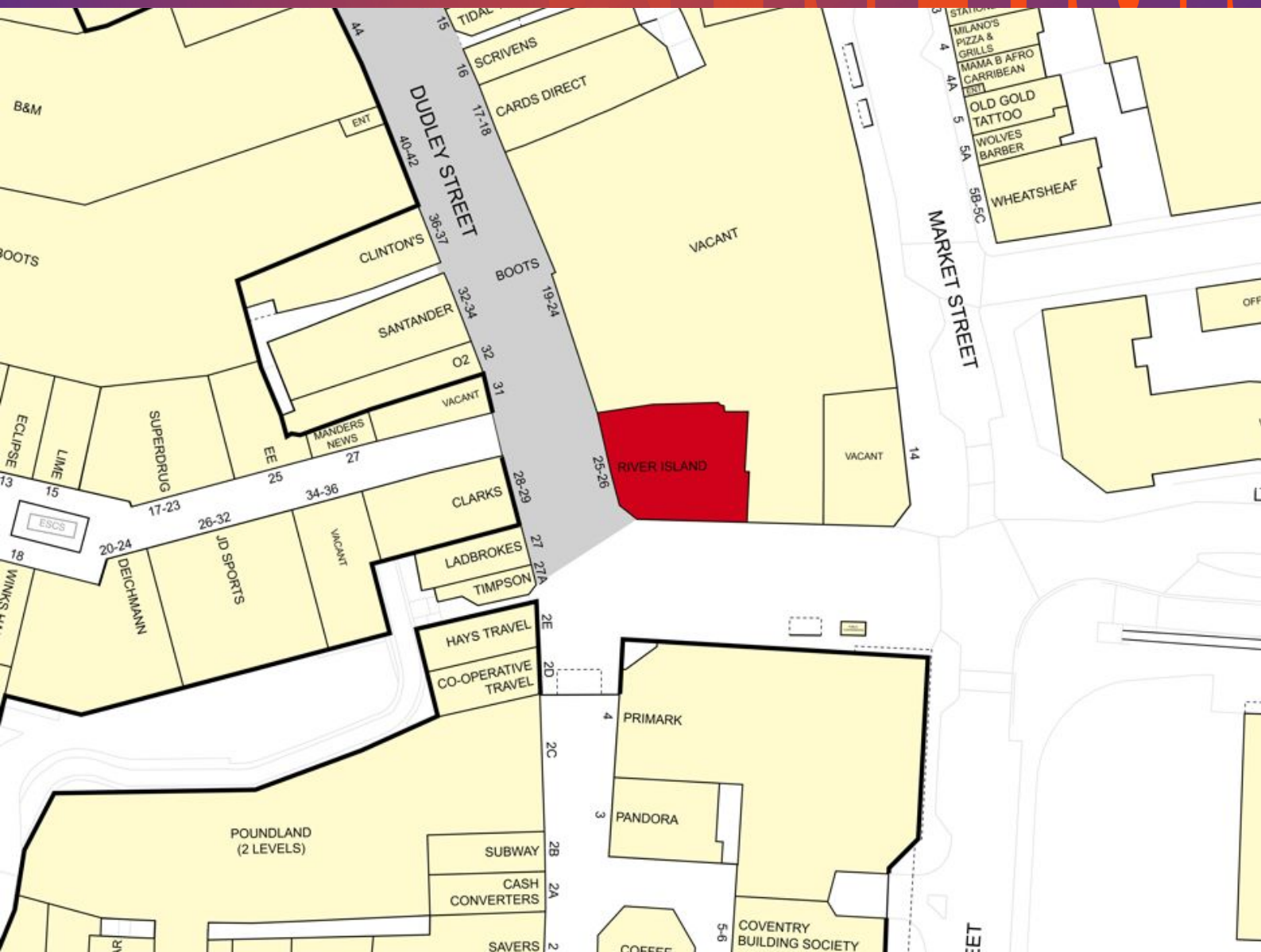
Viewings

Strictly by appointment with the Joint Retained Agents.

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