

TO LET

First Floor
25–26 Dudley Street,
Wolverhampton
WV1 3EY

A Prime City Centre Retail Opportunity

- Prominent corner position directly opposite the entrances to both the Mander and Wulfrun Centre
- Close proximity to Primark, Boots and Nationwide
- 3235 sq. ft. (300.65 sq m) of first floor accommodation
- Flexible lease terms



0121 400 0407
creative-retail.co.uk

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Location

The property is located in the heart of Wolverhampton city centre, occupying a prime and prominent position on the pedestrianised Dudley Street, opposite The Wulfrun Centre. Surrounding occupiers include **McDonald's, Holland & Barrett, 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 and Vision Express. The UK's first multi-million-pound Frasers store opened in the centre on 12th April 2021.

The 60,000 sq. ft store, spanning three floors, is the first Frasers multi-brand store concept and houses the Frasers, Flannels and Sports Direct fascia's.

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**.

A vibrant indoor and outdoor market operates in the city centre four days a week, plus Craft and Farmers Markets enhance Dudley Street every first Friday of the month.

The University of Wolverhampton produces a pool of 50,000 graduates every year and is ranked in the UK top 5 for graduate employability with 96% of students going onto employment or further study.

Description

A First floor, open plan retail accommodation with direct access from Dudley street.

Accommodation

Address	Sq M	Sq Ft
First Floor	300.53	3,235
Total	300.53	3,235

Rent

£35,000 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.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

A copy of the EPC is available upon request.

Viewings

Strictly by appointment with the Joint Retained Agents.

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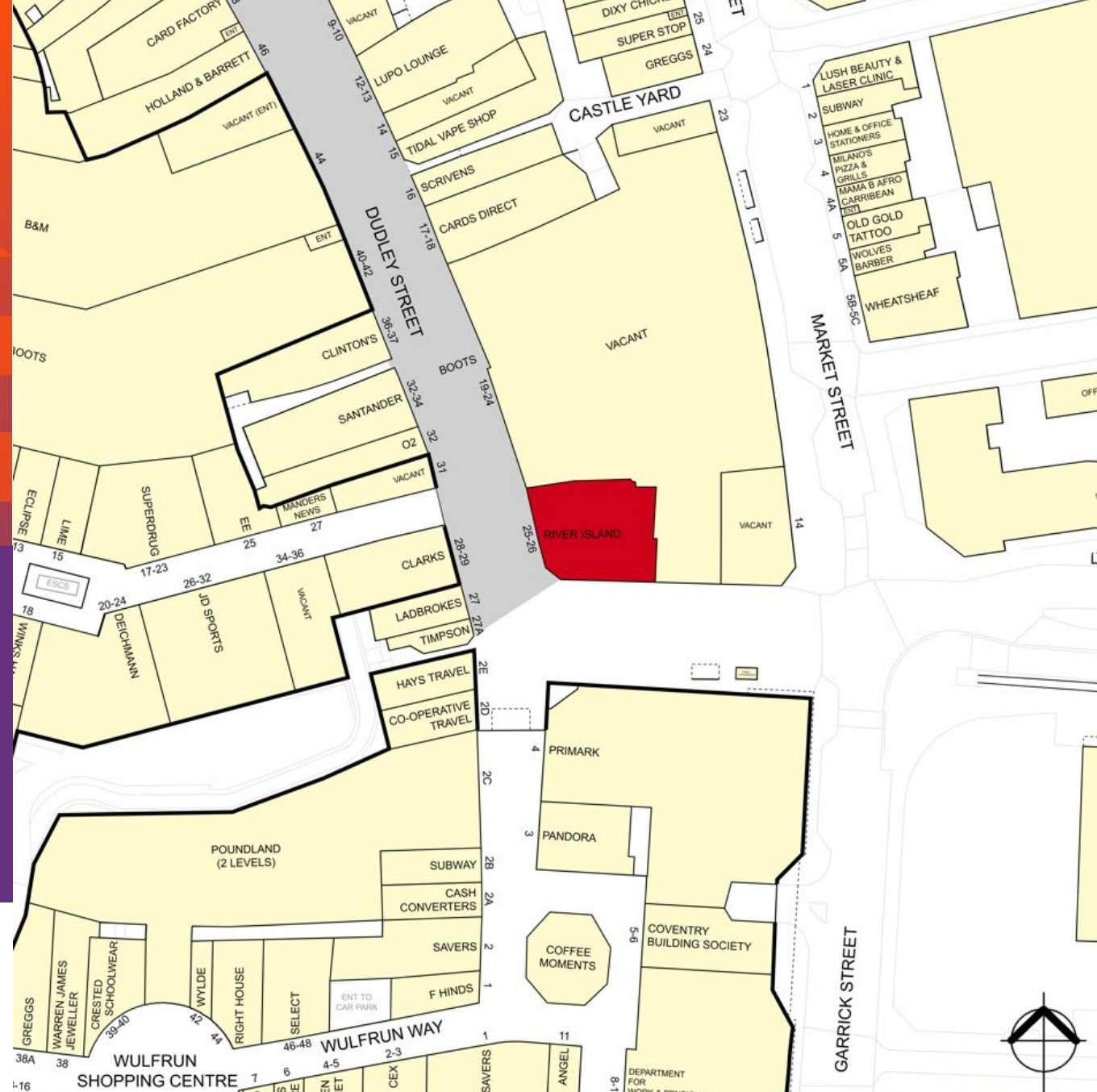
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