

15 Dudley Street, Wolverhampton, West Midlands,
WV1 3EY

Rent: £50,000 per annum

To Let On a New Lease

Subject to contract



A substantial ground floor retail unit with rear vehicle delivery access.

- Retail Unit
- Pedestrianised Zone
- Rear Delivery Access
- Self Contained
- Alternative Uses May be Considered
- Heart of Wolverhampton City Centre
- Opposite The Mander Shopping Centre
- EPC: D (95)

Size approx. 1,766 Sq Ft (164.06 Sq M)

Virtual Tour: <https://my.matterport.com/show/?m=FtyRWjusLTu>

DESCRIPTION

A substantial ground floor retail unit with rear vehicle delivery access.

SITUATION

Pedestrianised street opposite The Mander Shopping Centre, with nearby occupiers including Marks and Spencer, Scrivens Opticians, Lupo Lounge, Superdrug, Boots, B&M Bargains, McDonalds, The Body Shop

The city of Wolverhampton is a major regional centre with a strong retail catchment in the West Midlands and has a population of circa 225,000.

What3words.com: ///retain.covers.scales

<https://w3w.co/retain.covers.scales>

ACCOMMODATION

(All measurements are approximate and are on a net internal floor area basis)

Sales Area, Rear Office Area, Kitchen WC, Store Room and Service Corridor.

Ground Floor	Shop Depth	17.47 Sq M (188.05 Sq Ft)
Ground Floor	Building Depth	27.26 Sq M (293.43 Sq Ft)
Ground Floor	Sales Area	766 Sq Ft (71.16 Sq M)
Ground Floor	Storage Area	1,000 Sq Ft (92.9 Sq M)
First Floor		
Total		1,766 Sq Ft (164.06 Sq M)

TENURE

The premises are available on a new 6 year lease on tenants apportioned full repairing and insuring basis. The lease will be subject to a rent review/tenant's break clause at the end of year 3.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0430-0242-9409-8691-1006>

RATING ASSESSMENT

Current Period RV £78,000, payable £39,936 per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/valuations/12451259000>

TOWN PLANNING/USE

The premises are understood to have an existing use for Class E retail purposes. Other uses may be considered.

Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

At the time of initial marketing the Owner/Landlord has elected to charge VAT.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

Chris Pook

cjp@cgpooks.co.uk

James Satoor

james.satoor@cgpooks.co.uk

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IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.