

# BULLEYS

CHARTERED SURVEYORS



**01902 713333**

THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**RETAIL PREMISES**

**1,250 sq ft  
(116.17 sq m)**



**15 DUDLEY STREET, WOLVERHAMPTON, WV1 3EY**



- ◆ Prime Retail Pitch in Wolverhampton.
- ◆ Pedestrianised Street.
- ◆ 100m to Manders Shopping Centre.
- ◆ Neighbouring Marks and Spencer, Primark, Boots, B&M Bargains.

**VIEW MORE AT [BULLEYS.CO.UK](http://BULLEYS.CO.UK)**

## LOCATION

The property is located on Dudley Street, the prime pedestrianised shopping pitch in the heart of Wolverhampton City Centre. The unit is 100m to Manders Shopping Centre with neighbouring occupiers including Marks and Spencer, Primark, Boots and B&M Bargains. There are several transport routes available in and out of the city centre including several bus and tram routes as well as Wolverhampton Train Station half a mile away.

## DESCRIPTION

The property comprises a ground floor retail premises including sales area, kitchenette and WC.

## ACCOMMODATION

	<b>sq ft</b>	<b>sq m</b>
Sales Area	1,250	116.17
WC		

## SERVICES

WE understand that mains water, electricity and drainage are connected. Interested parties are advised to check this position with their advisors/contractors.

We confirm that we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

## LEASE

The property is available by way of a new lease for a minimum term of 3 to 5 years.

## RENTAL

£50,000 per annum exclusive.

## RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £78,000  
Rates Payable: £39,936 (2022/23)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction

## DEPOSIT

A deposit equivalent to 3-6 months rent is typically required.

## ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

Required together with referencing/credit checks.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

## EPC

An EPC' has been commissioned and will be available shortly.

## WEBSITE

Photography and further information is available at [bulleys.co.uk/15dudleyst](http://bulleys.co.uk/15dudleyst)

## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333

Details prepared 11/22

