

19-24 Dudley Street | Wolverhampton | WV1 3EY

## Brand new retail/leisure units within former M&S on Dudley Street, Wolverhampton

From 115m<sup>2</sup> (1,241ft<sup>2</sup>)  
to 645m<sup>2</sup> (6,943ft<sup>2</sup>)

- 3 x new ground floor retail units
- 100% prime position on Dudley Street
- Opposite Mander and Wulfrun Shopping Centres
- High footfall location
- Nearby operators include **Primark, Tesco Express, Boots, B&M Bargains** and **Holland & Barrett**
- Available from Q3 2026



**TO LET**



Location



Gallery



Contact



## Location

The property is a former M&S situated prominently on Dudley Street in the heart of Wolverhampton city centre.

This landmark property is undergoing comprehensive transformation to deliver brand new retail space at ground floor level.

Indicative layouts have been produced however the size of the units can be configured to suit specific requirements.

Dudley Street is Wolverhampton's principal retail location linking both the Mander and Wulfrun Shopping Centres. In the immediate vicinity there is a strong line up of major national retailers which includes Primark, Santander, Tesco, JD Sports, Boots, B&M Bargains, Holland & Barrett and Loungers.

## The Property

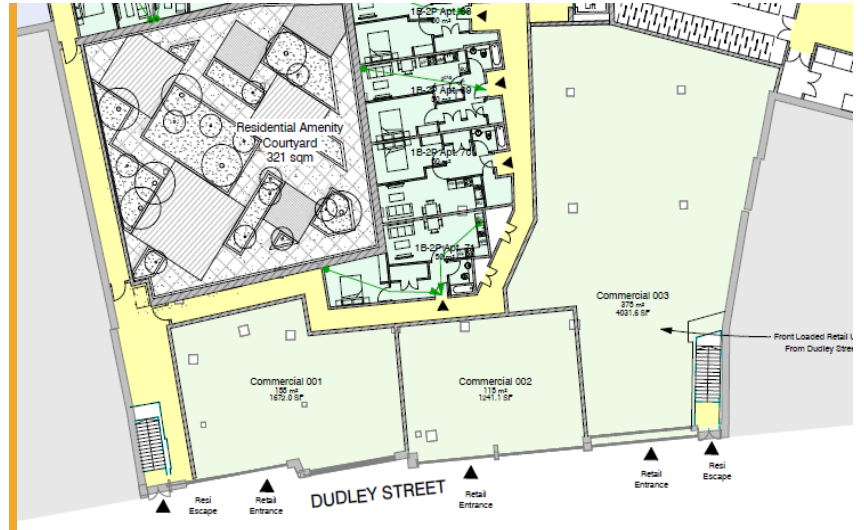
The ground floor of the building is to provide brand new retail accommodation with prominent frontages onto Dudley Street. Indicative sizes have been drawn as follows:-

**Commercial Unit 001 – 1,672ft<sup>2</sup>**

**Commercial Unit 002 – 1,241ft<sup>2</sup>**

**Commercial Unit 003 – 4,031ft<sup>2</sup>**

These are indicative layouts and could be altered for specific requirements with space ranging from 1,200ft<sup>2</sup> up to 7,500ft<sup>2</sup>.





## Lease Terms

The units are available on new effectively full repairing and insuring leases for a term of years to be agreed, it is expected they will be ready for handover for tenant's fit out in Q3 2026.

## Rent

Rents are available on request depending on specific size requirements.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office, clinic and gym.

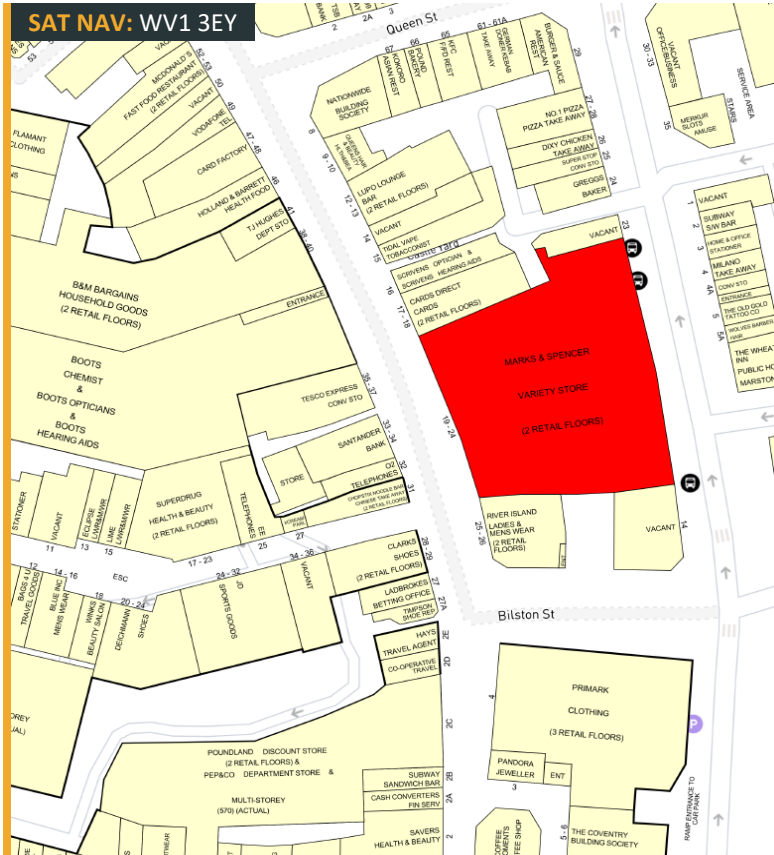
## Business Rates

The new proposed units will require reassessment on occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Service Charge

A service charge will be payable for maintenance of the common areas and external fabric of the building, more details available on request.



## EPC

To be confirmed following redevelopment of the units.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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06/01/2026

Please click here to read our "Property Misdescriptions Act". E&OE.