



ROB ALSTON
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**PRIME SHOP UNIT
TO LET**

WOLVERHAMPTON

4, DUDLEY STREET, WV1 3EN.

LOCATION

Wolverhampton is a major commercial centre in the West Midlands with a primary catchment population of 415,000. Major occupiers located within the city centre include **Marks & Spencer, House of Fraser, Primark, Debenhams, Boots** etc.

DESCRIPTION

The property comprises a ground floor shop unit with first floor storage/staff accommodation and is located in a prime pedestrianized corner trading location on Dudley Street at its junction with King Street and adjoins **Greggs**. Other nearby occupiers include **Costa, Carphone Warehouse, Halifax, The Body Shop, Schuh, McDonalds, Card Factory** etc.

ACCOMMODATION

Internal Width	6.09 m	20ft 0ins
Shop Depth	12.2 m	40ft 0ins
Return Frontage	4.57 m	15ft 0ins
Ground Floor Sales	67.5 sq m	727 sq ft
First Floor Storage/Staff	66.2 sq m	712 sq ft

RENT

Rental offers are invited in the region of **£57,500 per annum** exclusive of rates and VAT.

LEASE

The property is available on a new 10 year fully repairing and insuring lease with 5 yearly upward only rent reviews.

RATES

Rateable Value (2017/18)	£47,250
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18	

VIEWING

Strictly by appointment via:
ROBERT ALSTON (07768 650446)

EPC

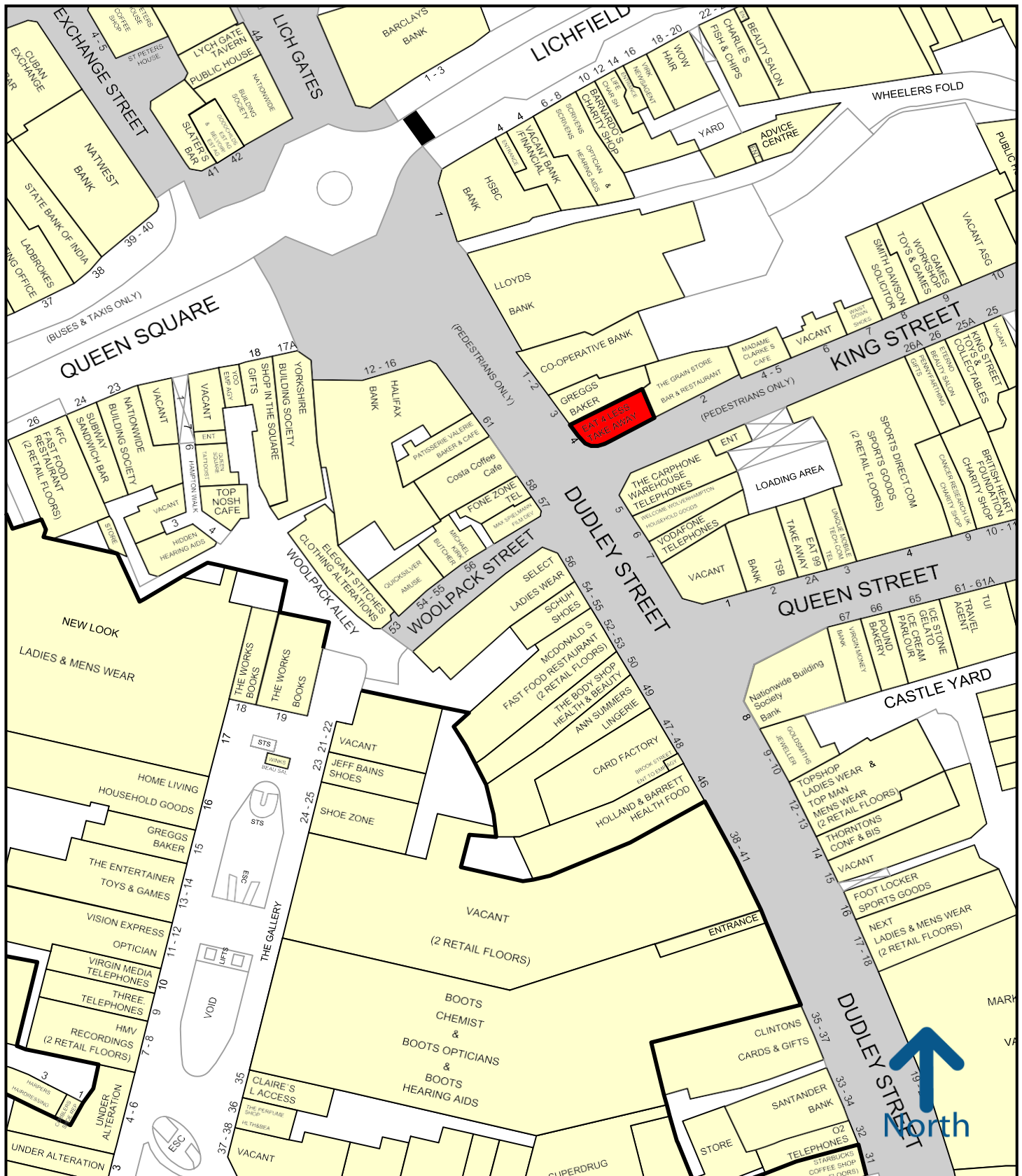
A copy of the Energy Performance Certificate is available on request

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