

1,248 sq.ft (116 sq.m)

• Prominent location

- Onsite shopper car park
- Anchored by Primark and Iceland
- Average weekly footfall of 225,000 visitors



UNIT 53, 6 Wulfrun Way, Wulfrun Shopping Centre, Wolverhampton, West Midlands WV1 3HH



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LOCATION - WV1 3HH

WULFRUN

The Wulfrun Centre is located in Wolverhampton City Centre forming a covered link between the pedestrianised Dudley Street and the Mander Shopping Centre. Onsite NCP multi-storey car park with 570 spaces. The train station and bus and metro stops are all within walking distance.

A449

J2 M54

A4124

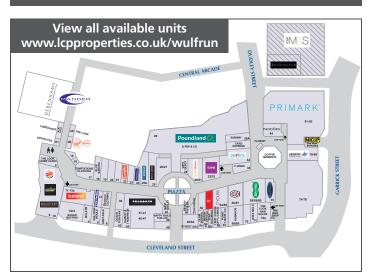
DESCRIPTION

The subject premises comprise ground floor only. The unit is situated opposite Brighthouse, whilst in close proximity to Peacocks, Greggs and Poundland.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	956	89
Ancillary	292	27
TOTAL	1,248	116

The property is elected for VAT.



VIEWING

Pedestrian Area

(Taxis and

Buses only)

Strictly via prior appointment with the appointed agents:

A459



Oliver Marshall M: 0788 778 7885 E: oliver@fhp.co.uk

Doug Tweddie M: 0788 778 7892 E: doug@fhp.co.uk



J2 M5

A4123

Ed Purcell M: 0779 380 8974 E: ed@creative-retail.co.uk



SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

A454 J10 M6

Midland Metro All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

Owned and Managed by



Wulfrun Management Office

MISREPESENTATION ACT. 1967 London & Cambridge Properties Limited (Company) Number 02895002) the registered office of which is at LCP House, Pensnett State, Kingswinford, West Midlands DV6 7NA its subdidiaries (as defined in section 736 of the Companies Ant 1985) associated companies and employees ("we") give notice that: Whilst bey nore to the text Whilst bey nore to the text Whilst bey nore to the text with Midlands DV6 7NA its subdidiaries (as defined in section 736 of the Companies Ant 1985) associated companies and employees ("we") give notice that: Whilst bey nore that while the provide this brochure is accurate. If you find any inaccurate information is all to rest us how and where appropriate, we will correct it.] We make no representation that information gives a large amount of [Stative] nore otherwise as to the correct hos guarantee or varranty is given, or implied therein, nor do us be to earcent to all billity for any loss or channes should not rety on the particulars in this brochure is accurate. If you find any inaccurate information of fact but should satisfy themselves by inspection or otherwise as to the correct hos guarantee or earcent or submitted by laws. No person in our employment has any authority to make or give any representation or warranty whatsover in lability for any loss or damage caused by end with storchure free of charge earcent or submitted by law. No person in our employment has any authority to make or give any representation or warranty whatsover in lability for any diverce damone and Wales storode no all dive convences before acceed no real advice is taken errored and wales does no all dive or submitted by avere stored acceed no real avere or submitted by avere apatical array available through the wesister warranty whatsover in earlies and representation or warranty whatsover in earlies and representation and wales stored and wales the over the availlable thore outh the work warranty in adv

