

FOR

RETAIL UNIT



WULFRUN

[www.thewulfrunshoppingcentre.co.uk](http://www.thewulfrunshoppingcentre.co.uk)

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**



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

## 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
<b>TOTAL</b>	<b>1,248</b>	<b>116</b>

The property is elected for VAT.

## LOCATION - WV1 3HH

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.



## 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

All mains services are available.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

It is the incoming 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.

View all available units  
[www.lcpproperties.co.uk/wulfrun](http://www.lcpproperties.co.uk/wulfrun)



## VIEWING

Strictly via prior appointment with the appointed agents:



**Oliver Marshall**  
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E: [oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

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Owned and Managed by



**Wulfrun Management Office**





View all available units  
[www.lcproperties.co.uk/wulfrun](http://www.lcproperties.co.uk/wulfrun)