

FOOT

RETAIL UNIT



**WULFRUN**

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

**213 sq.ft** (20 sq.m)

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



**UNIT 15, 28 Wulfrun Way, Wulfrun Shopping Centre,  
Wolverhampton, West Midlands WV1 3HH**



# UNIT 15, 28 Wulfrun Way, Wulfrun Shopping Centre, Wolverhampton, West Midlands WV1 3HH

## DESCRIPTION

The subject premises comprise ground floor only. The unit is situated opposite Burger King, whilst in close proximity to Iceland and Card Factory.

## AREAS (approx. NIA)

	Sq.ft	Sq.m
Retail unit	213	20

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.

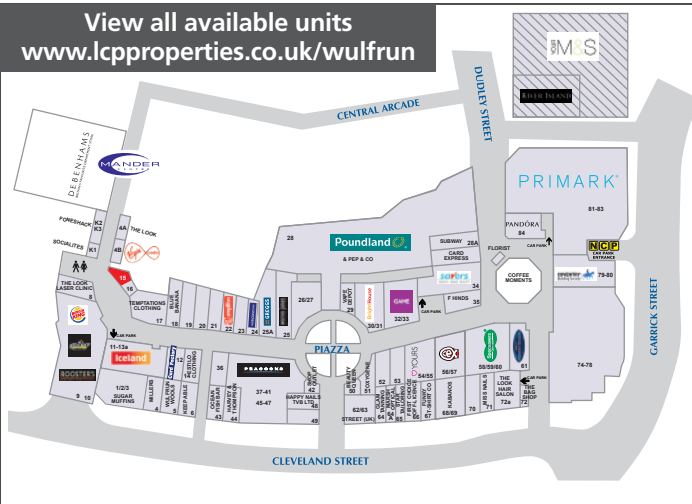
## PLANNING

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**  
M: 0788 778 7885  
E: [oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

**Doug Tweddle**  
M: 0788 778 7892  
E: [doug@fhp.co.uk](mailto:doug@fhp.co.uk)



**Scott Robertson**  
M: 0783 185 6733  
E: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

**Ed Purcell**  
M: 0779 380 8974  
E: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

Owned and Managed by



**Wulfrun Management Office**

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)





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