

17-18 Dudley Street | Wolverhampton | WV1 3EY

## Prime City Centre Retail Unit

### Ground Floor Sales

284m<sup>2</sup> (3,057ft<sup>2</sup>)

- Prime retail unit with sales space over two floors
- Highly prominent frontage
- Mixed retail and leisure pitch
- Recent lettings in the vicinity include Metro Bank, Vodafone, B&M, Wilko, Scrivens and Loungers
- Potential to split



**TO LET**



Location



Gallery



Contact



## Location

Wolverhampton is a major city in the West Midlands, with a population of approximately 256,000. Wolverhampton is a dominant retail location within the Black Country and Dudley Street provides the prime high street retail pitch.

The Subject Property is located adjacent to the new **Scrivens Optician** and **Department Store**. **B&M** and **Wilko** are located opposite and other major retailers in the vicinity include **River Island**, **Boots**, **Primark** and **Poundland**.

Recent lettings on Dudley Street include those to **Vodafone**, **Metro Bank**, **Loungers**, **Nationwide Building Society**, **B&M**, **Wilko** and **Scrivens Opticians**.

## Accommodation

The following approximate floor areas have been taken from plans provided by our client, and verification is recommended:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	284.00	3,057
Mezzanine	267.93	2,884
Second Floor	256.96	2,766
<b>Total</b>	<b>808.89</b>	<b>8,707</b>





## Lease

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

The property is available at a rent of:-

**£100,000 per annum**

All rents shall exclude VAT, service charge, insurance and Local Authority Business Rates.

## Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

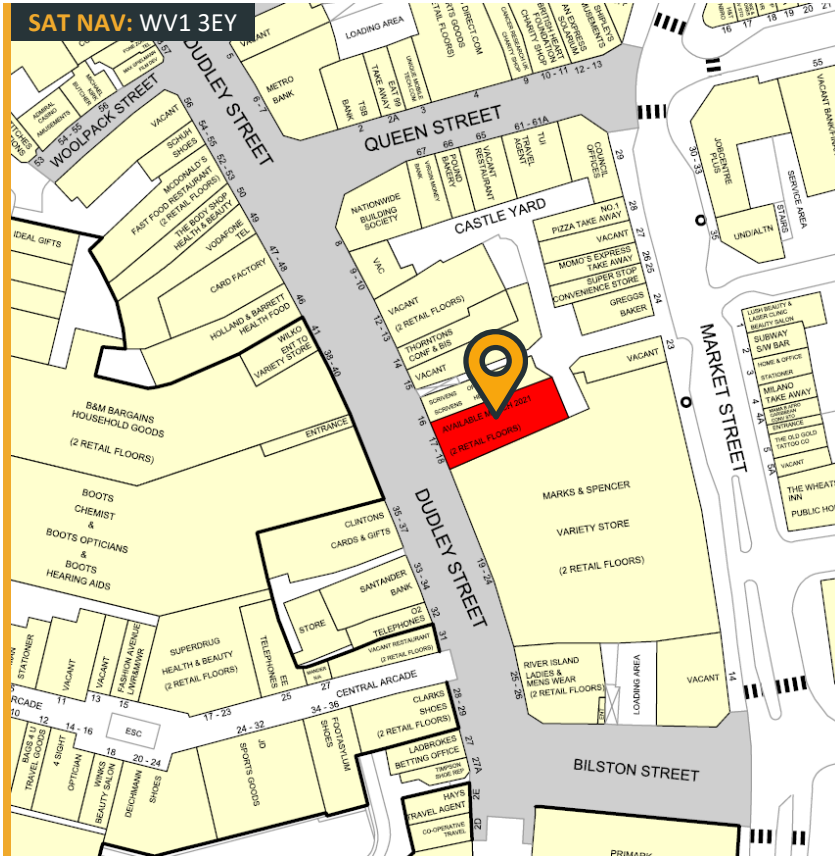
(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Wolverhampton City Council on 01902 551 155).

## Business Rates

We are verbally advised by Wolverhampton City Council Business Rates Department that the property is assessed as follows:

**Rateable Value (2017):      £141,000**

The rates payable are based on the current UBR rate which is 51.2p. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business. This information is for guidance only and all parties should satisfy themselves with the local billing authority.



## EPC

The property has a rating of D (83). A copy of the Energy Performance Certificate is available upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Further Information

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

**Doug Tweedie**  
07887 787 892  
doug@fhp.co.uk

**Ben Clinton**  
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**Fisher Hargreaves Proctor Ltd.**  
First Floor, 122-124 Colmore Row  
Birmingham, B3 3BD

[fhp.co.uk](http://fhp.co.uk)

Or contact our joint agent:-



**David Thompson – Rees Denton**  
0113 2071299  
davidt@reesdenton.com