

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,475	137
TOTAL	1,475	137
Rent	£15,000	
Ratable Value	£20,050	
Service Charge	£5,154	



SUBJECT TO VACANT POSSESSION

TO LET

Retail Unit

1,475 sq.ft

(137 sq.m)

Unit 23 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

- 8.3 million average yearly footfall
- On site car parking available
- Anchored by Primark

LCP.
part of M'Core

**01384
400123**



searchlcp.co.uk



Local to approx.

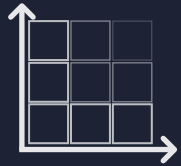
23,000

University Students



570
FREE

Car Park Spaces



Single storey enclosed centre
of approximately

200,000 sq.ft



8.3m

Annual Footfall



251k Catchment
Population

within a 20 minute drive* time

*estimated time of travel



Unit 23 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,475	137
TOTAL	1,475	137

Description

- Situated in Wolverhampton's retail centre
- Single storey enclosed centre of approximately 200,000 sq.ft
- Anchored by Primark

Rent

£15,000 p.a.x

Rateable Value

Rateable value: £20,050. Interested parties are advised to make their own enquiries with the local authority.

Service Charge & Insurance

Service Charge: £5,154 +VAT per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

D-91 rated. 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.

Location - WV1 3HH

The City of Wolverhampton is situated within the north western part of the West Midlands conurbation which also includes the City of Birmingham, Walsall, Dudley and Sandwell.

Parking and Transport

- Main line rail link through Birmingham to London
- Midland Metro link directly to Birmingham City Centre
- Close to Junction 10 of the M6 & Junction 2 of the M54
- Onsite NCP multi-storey car park with 570 spaces



Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL

PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Guy Sankey 07415 408196
guy@creative-retail.co.uk

FHP

www.fhp.co.uk

0121 752 5500

Oliver Marshall 07887 787885
oliver@fhp.co.uk

Owned and Managed by

LCP.

part of MCore

01384
400123

searchlcp.co.uk

Rob Ellis 07918 931081
REllis@lcpproperties.co.uk

Kristien Neve 07778 140729
KNeve@lcpproperties.co.uk

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 156 of the Companies Act 2006) 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 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: https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.