

# 8.3m

Annual Footfall



# TO LET

Retail Unit

## 2,016 sq.ft

(187.2 sq.m)

Unit 61 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

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

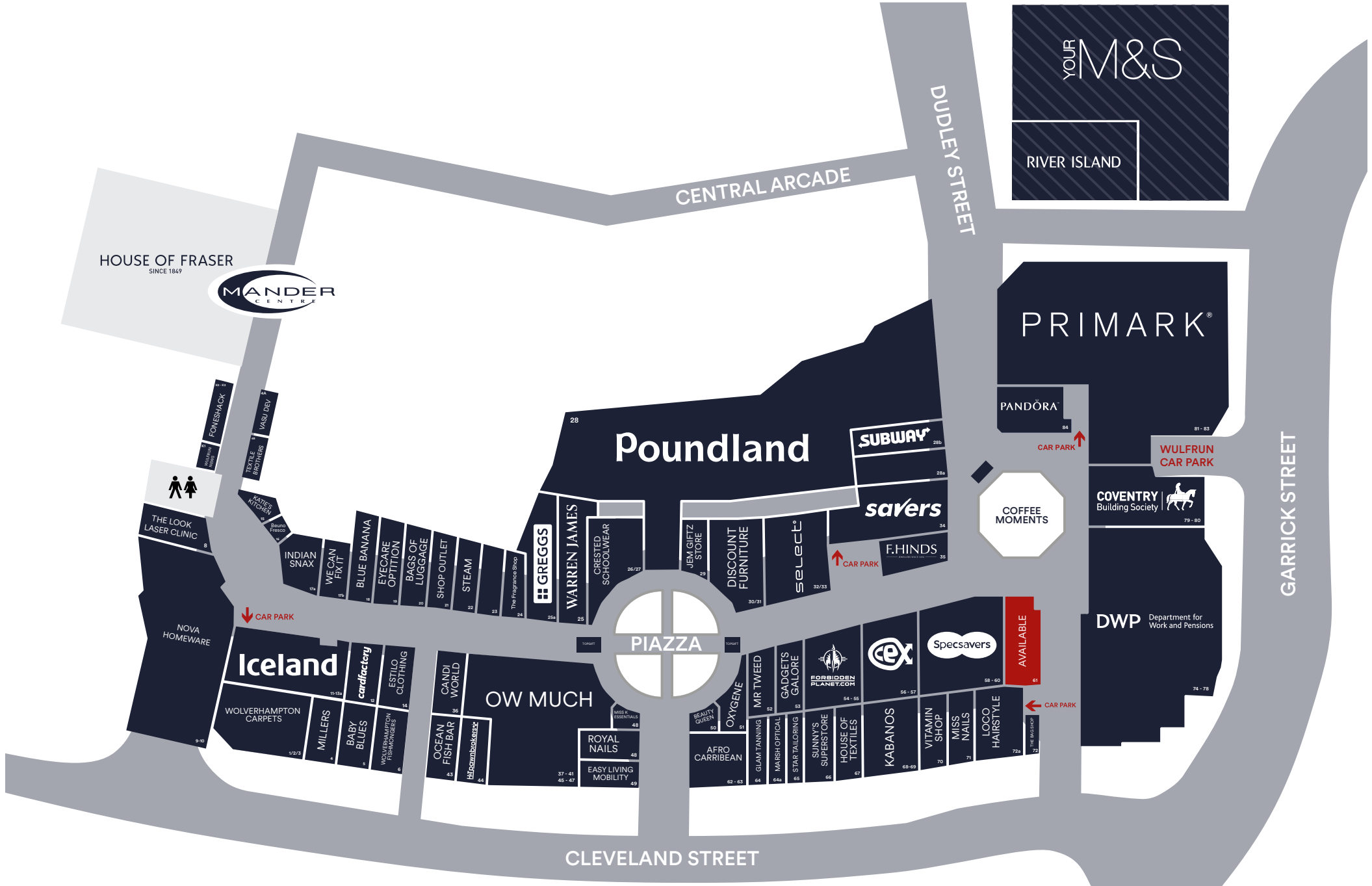
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# Unit 61 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH





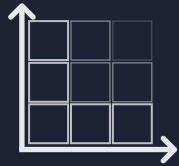
Local to approx.

**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 61 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,322	122.5
Basement	694	64.7
<b>TOTAL</b>	<b>2,016</b>	<b>187.2</b>

## Description

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

## Rent

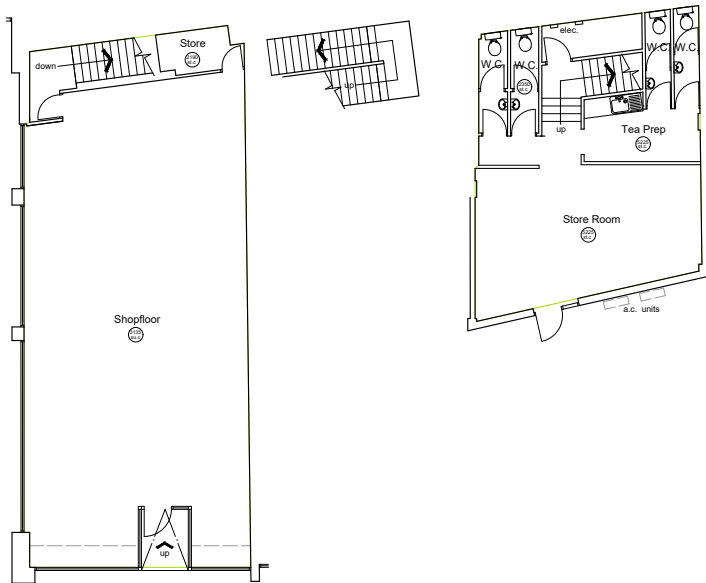
£32,000

## Rateable Value

£17,500. Interested parties are advised to make their own enquiries with the local authority.

## Service Charge & Insurance

Service Charge: £12,387 +VAT per annum. Insurance: £1,471. The Landlord will insure the premises the premiums to be recovered from the tenant.



## 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.

## 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 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](http://www.creative-retail.co.uk)

Guy Sankey 07415 408196

[guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)

**FHP**  
[www.fhp.co.uk](http://www.fhp.co.uk)

**0121 752 5500**

Oliver Marshall 07887 787885

[oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

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