

8.3m  
Annual Footfall

select

select

TO LET

Retail Unit

3,687 sq.ft

(343.4 sq.m)

Unit 32-33 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Anchored by

PRIMARK®

- 8.3 million average yearly footfall
- On site car parking available

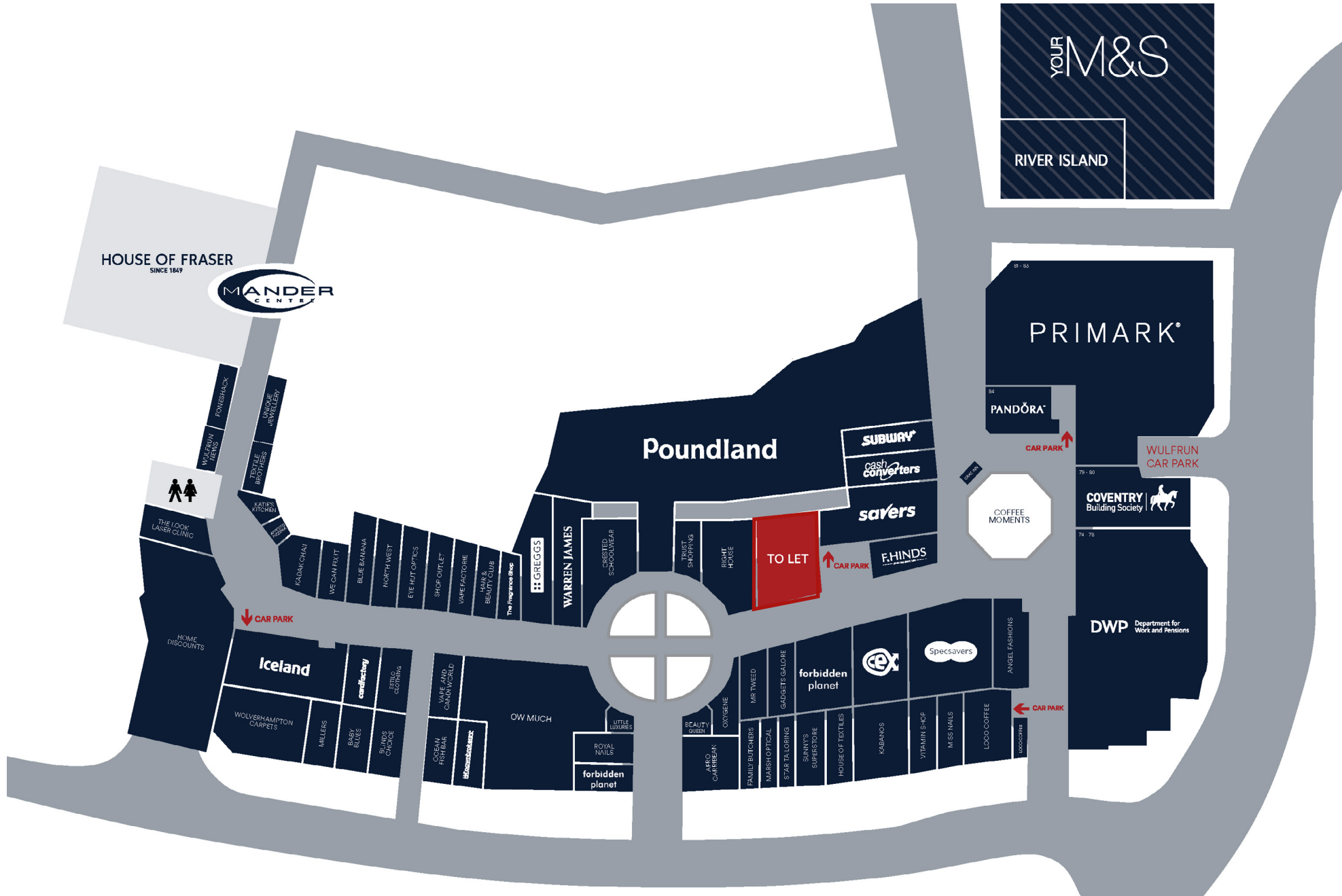
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# Unit 32-33 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH







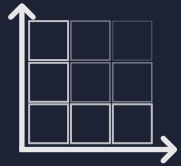
Local to approx.

**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 32-33 Wulfrun Shopping Centre, Wolverhampton, WV1 3HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	3697	343.4
<b>TOTAL</b>	<b>3697</b>	<b>343.4</b>

## Description

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

## Rent

£27,500

## Rateable Value

£27,500. Interested parties are advised to make their own enquiries with the local authority.

## Service Charge & Insurance

Service Charge: £15,236 +VAT per annum.

Insurance: £2,228.38 +VAT per annum.

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

EPC - D. 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.

## 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



## 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.



## 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

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