

# Prime Position Retail Unit

Unit 3, 19-24 Dudley Street, Wolverhampton

Ground floor: 450 m<sup>2</sup> (4,845 ft<sup>2</sup>)

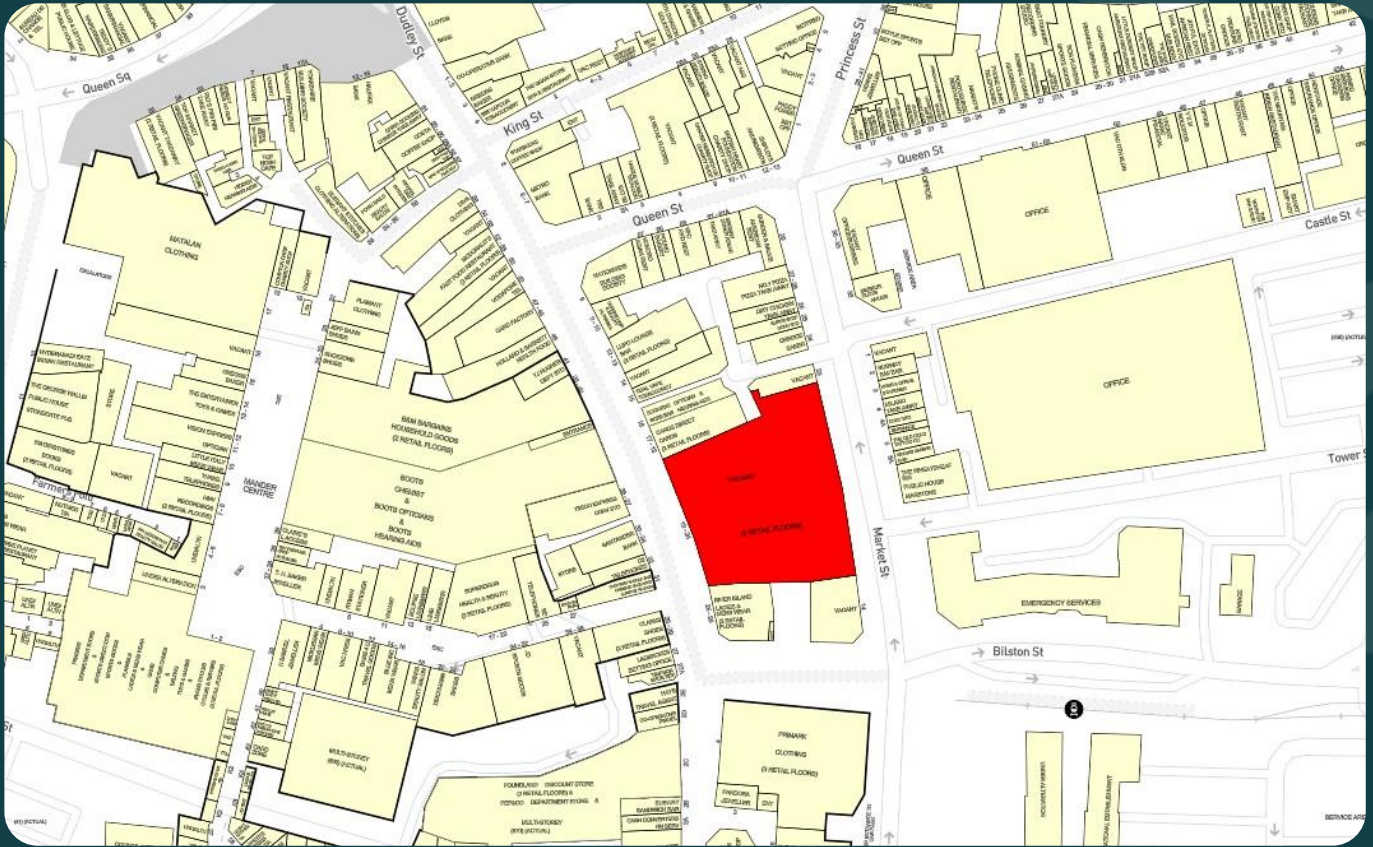


To Let



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# Location



The property forms part of the former M&S situated prominently on Dudley Street in the heart of Wolverhampton city centre. This landmark property is undergoing comprehensive transformation to deliver brand new retail space at ground floor level, along with residential accommodation to the upper floors.

Dudley Street is Wolverhampton's principal retail location linking both the **Mander** and **Wulfrun Shopping Centres**. In the immediate vicinity there is a strong line up of major national retailers which includes **Primark**, **Santander**, **Tesco**, **JD Sports**, **Boots**, **B&M Bargains**, **Holland & Barrett** and **Loungers**.



## Accommodation

Unit 3 is a prime position retail unit forming part of the split of the ground floor of the former M&S. The unit will be provided in shell spec with capped services ready for an ingoing tenant to fit out.

The property comprises the following approximate internal floor area:

	SQ FT	SQ M
Ground Floor	4,854	450

For larger requirements, the units adjacent could be combined to create a total ground floor area of 645m<sup>2</sup> (6,943ft<sup>2</sup>)

## Rent

Quoting rent £100,000 per annum exclusive

## VAT

VAT is applicable at the prevailing rate.



## Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

## Planning

Understood to be **Use Class E** - suitable for retail, office, café and restaurant uses.

## Rates

The premises will require reassessment on occupation following reconfiguration of the building

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

## EPC Rating

Available on request

## Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, Cited Property are required to undertake checks on prospective tenants. This may include verification of identity, proof of and source of funds.

## Service Charge

Service charge will be payable on an apportioned basis. Payable towards communal maintenance of the building.

## Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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