



TO LET



A Prime City Centre Retail Opportunity

First Floor of 25-26 Dudley Street, Wolverhampton, WV1 3EY

KEY FEATURES

Prominent corner position directly opposite the entrances to both the Mander and Wulfrun Centre

Close proximity to Primark, Boots and Nationwide

3235 sq. ft. (300.65 sq m) of first floor accommodation

Flexible lease terms

£35,000 per annum exclusive



ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
First Floor	3,359	312.09

EPC

Available upon request.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£35,000 plus VAT per annum

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VIEWINGS

To arrange a viewing of the property, please contact Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com.



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