



HIGH STREET PROPERTY / CLASS A1
56 Dudley Street, Wolverhampton



Rent: £100,000 PA

Area

2,294 Sq ft / 213 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Chris Nutter

Mob: 07927 561994

Email: chris@barkerproudlove.co.uk



Location:

Wolverhampton is a large West Midlands city with a strong retail centre, located approximately 15 miles North west of Birmingham.

The unit occupies a very strong trading position, located in a prominent corner position on the pedestrianised Dudley Street and leading into the recently developed Mander Shopping Centre, the city's prime retailing pitch. National multiple retailers on Dudley Street include Topman/Topshop, Marks & Spencer, Boots, Next, Footlocker, Card Factory, Holland & Barrett, McDonalds, Schuh and Carphone Warehouse.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

Demise:	Sq Ft	Sq M
Ground Floor	2294	213.12
First Floor	2800	260.13
Second Floor Ancillary	1000	92.9
Basement	1029	95.6

Rent:

We are seeking rental offers in the order of £100,000 per annum exclusive

Tenure:

The unit is offered on a new full repairing and insuring lease.

Business Rates:

The unit has a 2017 rateable value assessment of £100,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020

