



14 Dudley Street, Wolverhampton, WV1 3EY

## TO LET / FOR SALE

RETAIL & LEISURE

**Purchase Price**  
£550,000

**Rent**  
£35,000

Prominent Position

Suitable for a variety of uses STPP

## Location

The property is located in a prime position on Wolverhampton's main shopping street. Nearby operators include, Wilkos, B&M, Marks & Spencer and Lupo Lounge with a further mix of local and national operators. The property is in close proximity to both the bus and newly refurbished train station and there are also a number of public car parks within close proximity.

## Description

The property comprises a double shop front with central entrance doors leading into a large retail area which in turn leads to a number of rear stores which, could easily be incorporated into the retail / trading area if required. Stairs lead to a large first floor room with a further large second room with kitchen unit and W.C. facility.

## Accommodation

All areas are approximate and measured on a net internal basis.

Retail Area 55.52 sq.m 597 sq.ft

Ancillary 75.56 sq.m 813 sq.ft

First Floor 32.26 sq.m 346 sq.ft

## Rent

£35,000 per annum, exclusive.

## Lease

A new lease for a term to be agreed on a full repairing and insuring basis.

## Price

£550,000

## VAT

VAT will be applicable.

## EPC

E - (123)

## Business Rates

The current rateable value is £29,750 per annum.

## Viewing

Strictly by arrangement with Michael Tromans on 01902 425 646

## Subject to Contract

JS/SC/28/11/23

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## Additional Images

