



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

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images

