



454 - 455 Dudley Road, Wolverhampton, WV2 3AQ

TO LET

RETAIL & LEISURE

Size
976 sq ft (91 sq m)

Rent
£LET AGREED

Double Fronted

Large Rear Store

Prominent Position

Location

The property is located on Dudley Road, close to its junction with Mason Street, approximately 1/2 a mile south of Wolverhampton City Centre. Nearby traders include Betfred, Punjab National Bank and a diverse mix of local traders.

Description

The property comprises a double fronted, ground floor shop premises, formerly Betfred, with a large open plan retail area and a number of partitioned rooms and offices benefitting from suspended ceiling, spotlights, air conditioning and internal electric roller shutter. To the rear of the property is a large store / office with its own independent access off Mason Street.

Accommodation

Shop	845sq.ft	78.5sq.m
Store	131sq.ft	12.2sq.m
Rear Store	592sq.ft	55.0sq.m

Rent

£25,500 per annum, exclusive

LET AGREED

Lease

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

Business Rates

Rateable Value £16,000

EPC

To be assessed

Subject to Contract

Viewing strictly by appointment via Michael Tromans & Co LLP

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