

# SHOP TO LET

Unit 52, 7 Wulfrun Way  
Wolverhampton, WV1 3HH

\*Subject to Vacant Possession\*



## Location

The Wulfrun Centre is located in Wolverhampton City Centre forming a covered link between the pedestrianized Dudley Street and the Mander Shopping Centre. Onsite NCP multi storey car park with 570 spaces. The train station and bus and metro stops are all within walking distance. The property occupies a prime position on Wulfrun Square. The new college campus opened on the opposite side of Garrick Street in September 2025 accommodating 5,000 students.

## Description

The property occupies a prominent and busy position on Wulfrun Way in the Wulfrun Centre opposite Iceland and nearby occupiers including **Forbidden Planet, CEX, Specsavers, Greggs, Blue Banana, F Hinds, Savers** and many more

## Accommodation

The premises comprises of the following approximate floor area;

Unit 52, 7 Wulfrun	Sq M	Sq Ft
Ground Floor	102.65	1,105
<b>Total</b>	<b>102.65</b>	<b>1,105</b>

## Tenure

The accommodation is available by way of new effectively fully repairing and insuring lease on terms to be agreed.

## VAT

VAT is applicable.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

B 39. EPC available upon request.

## Rent

£16,500 + VAT per annum exclusive.

## Service Charge

£9,863 + VAT per annum

## Insurance

£598 + VAT per annum.

## Planning

Class E. Interested parties should make their own enquiries with the Local Planning Authority.

## Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

## Viewings

Strictly by appointment with Creative Retail or our joint agents FHP on 0121 752 5500.

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