

SHOP TO LET

Unit 6, 9b Cleveland Street
Wolverhampton, WV1 3HH

Subject to Vacant Possession



Location

Cleveland Street is located in Wolverhampton City Centre forming part of the Wulfrun Centre. Onsite NCP multi-storey car park with 570 spaces. The train station and bus and metro stops are all within walking distance. The City's Outdoor Markets are located directly opposite.

Description

The property occupies a prominent and busy position on Cleveland Street nearby Card Factory, Iceland, Greggs and opposite the Wolverhampton Outdoor Markets.

Tenure

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

Accommodation

The premises comprises of the following approximate floor area;

Unit 6, 9b Cleveland St	Sq M	Sq Ft
Ground Floor	89.93	968

VAT

VAT is applicable.

Legal Costs

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

EPC

EPC available upon request.

Rent

£11,500 Per Annum Exclusive

Service Charge

£3,654 + VAT per annum

Insurance

£754 + VAT per annum.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

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

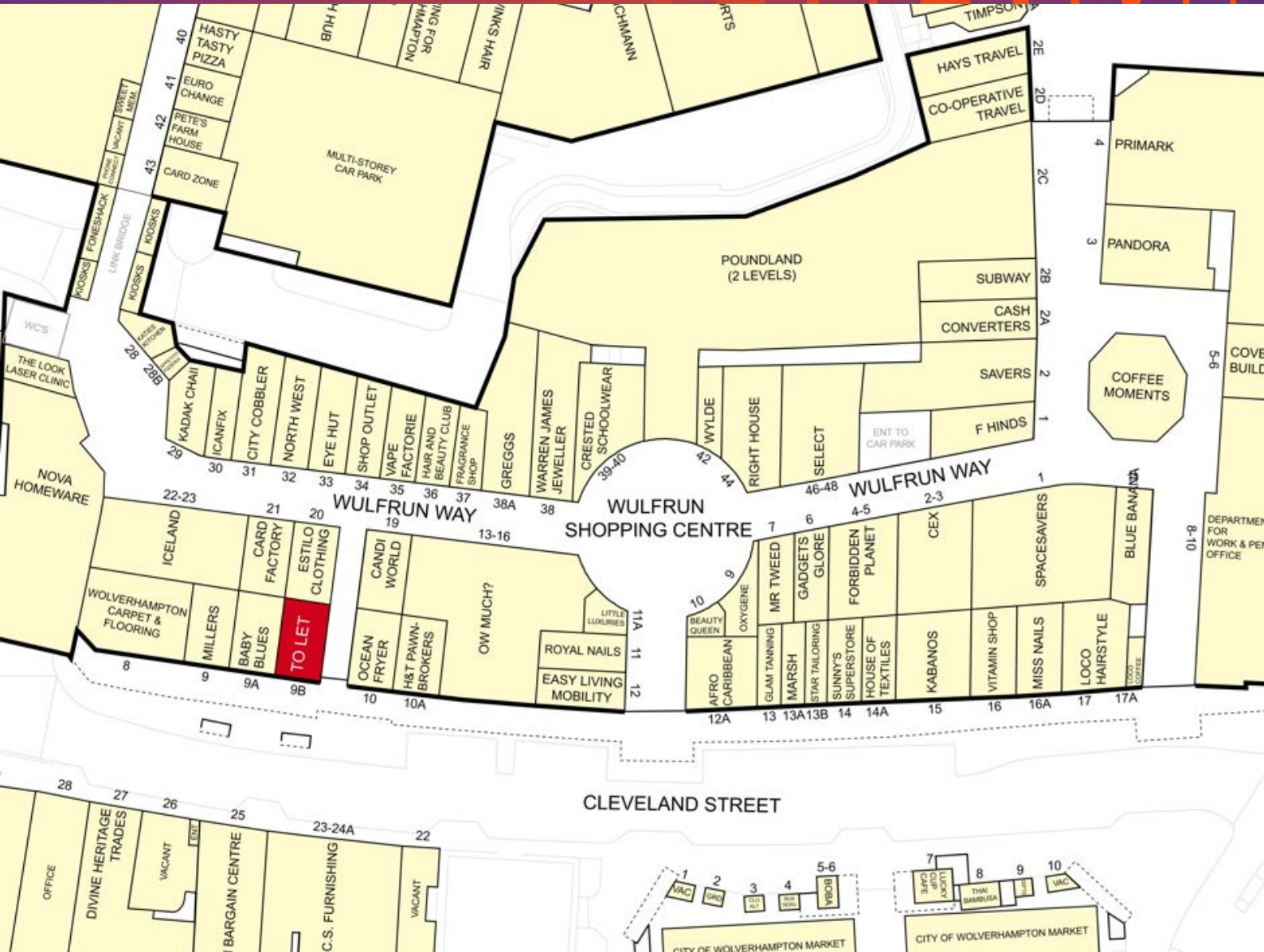
Viewings

Strictly by appointment with the Joint Retained Agents.

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For more information, please contact:

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail