

TO LET

1 Cleveland Street,
Wolverhampton,
WV1 3HR

New Retail Unit Within Wolverhampton City Centre

- Prominent corner location
- Lies close to Sainsburys supermarket and Wulfrun Shopping Centre
- New retail unit
- White Boxed condition
- Unit available from 4,200 sq ft
- Incentives available
- Possibility to divide into 2 smaller units



0121 400 0407
creative-retail.co.uk

Creative Retail

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Location

The premises are prominently situated at the busy junction of Cleveland Sr & Victoria St and lie a short walk from Sainsburys and the Wulfrun Shopping Centre, where numerous national operators are represented including **Primark**, **Iceland** and **Specsavers**.

Description

The premises comprise of a large open planned retail space that can easily be subdivided into smaller units subject to terms being agreed.

The development benefits from a service yard to the rear.

Accommodation

The space available is c4,200 sq ft.

It may be possible to divide the space into two smaller retail units subject to terms being agreed.

Rent

£37,500 Per Annum Exclusive

Tenure

The premises are available to let by way of a new fully repairing and insuring leases, terms to be agreed.

VAT

We understand that VAT is payable on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

The premises have yet to be assessed for energy performance purposes.

Service Charge

All tenants will be required to contribute to an ad hoc service charge for the maintenance of the structure.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Viewings

Strictly by appointment with the Sole Retained Agents.

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For more information, please contact:

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REBAR ESTIMATES

RC COLUMNS - 175kg/m³
RC WALLS - 120kg/m³
RC SLABS - 160kg/m³



TENDER DRAWING:

THIS DRAWING IS FOR TENDER PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

GROUND FLOOR COLUMN PLAN:

(SCALE 1:100)

- DENOTES 250mm THICK RC SHEAR WALLS (GRADE RC40/50)
- AVAILABLE
- UNDER OFFER/LET AGREED
- COMMUNAL AREA

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