

FOOD OUTLET

TO LET

Unit 16, 29 Wulfrun Way, Wulfrun Centre
Wolverhampton, WV1 3HH

****Superb Food Grab & Go Opportunity****



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.

Description

The property occupies a prime position on the food piazza within the Wulfrun Centre. Occupiers on the food piazza include and an array of independent food outlets including **Katie's Kitchen**, **Kadak Chai**, **Jerk Centre**, **Hasty Tasty Kitchen** and many more . . . The property does not have extraction, food preparation needs to be limited to air fryer cooking. Strictly no gas appliances.

Accommodation

The premises comprises of the following approximate floor area;

Unit 16, 29 Wulfrun Way	sq m	sq ft
Ground Floor	28.52	307

Rent

£14,500 + VAT pax

Service Charge

£7,397 + VAT per annum (inc. electricity)

Insurance

£211 + VAT per annum.

Business Rates

RV £13,500 (2023)

Qualifying businesses may benefit from significant small business rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

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

EPC

B 50. EPC available upon request.

Planning

The unit is suitable for grab and go / food use with in Class E.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

Viewings

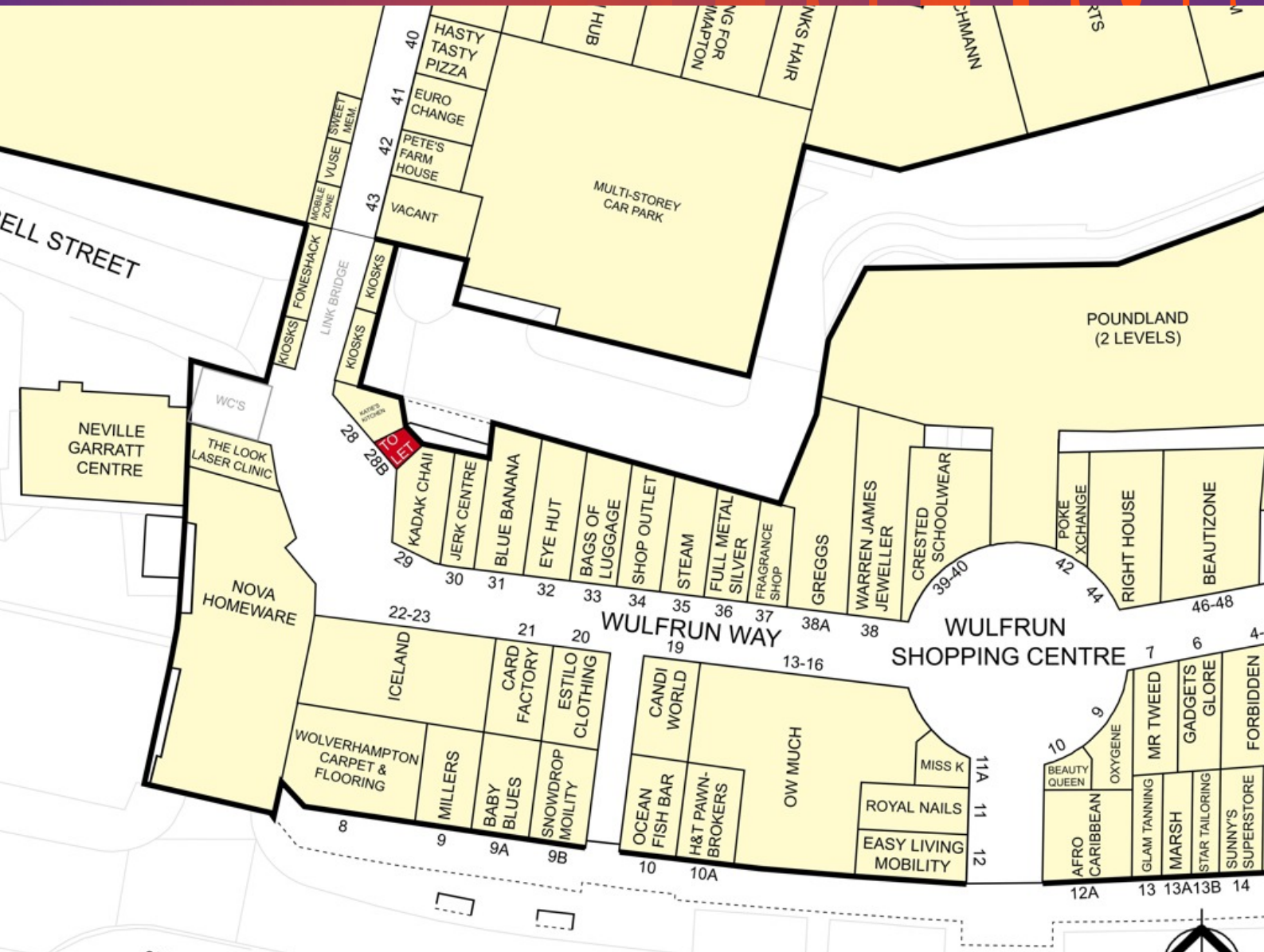
Strictly by appointment with the joint retained agents Creative Retail or FHP on 0115 950 7577.

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Creative Retail