

# TO LET

1 Cleveland Street,  
Wolverhampton,  
WV1 3HR

New Retail Units Within Wolverhampton City Centre

- Prominent corner location
- Lies close to Sainsburys supermarket and Wulfrun Shopping Centre
- New retail unit(s).
- White Boxed condition
- Units available from 1,400 sq ft to 5,600 sq ft
- Low base rent of £12.50 psf
- Incentives available



0121 400 0407  
[creative-retail.co.uk](http://creative-retail.co.uk)

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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

Space is available from **1,400 sq ft to 5,600 Sq ft**

## Rent

**£12.50 per sq ft.**

## 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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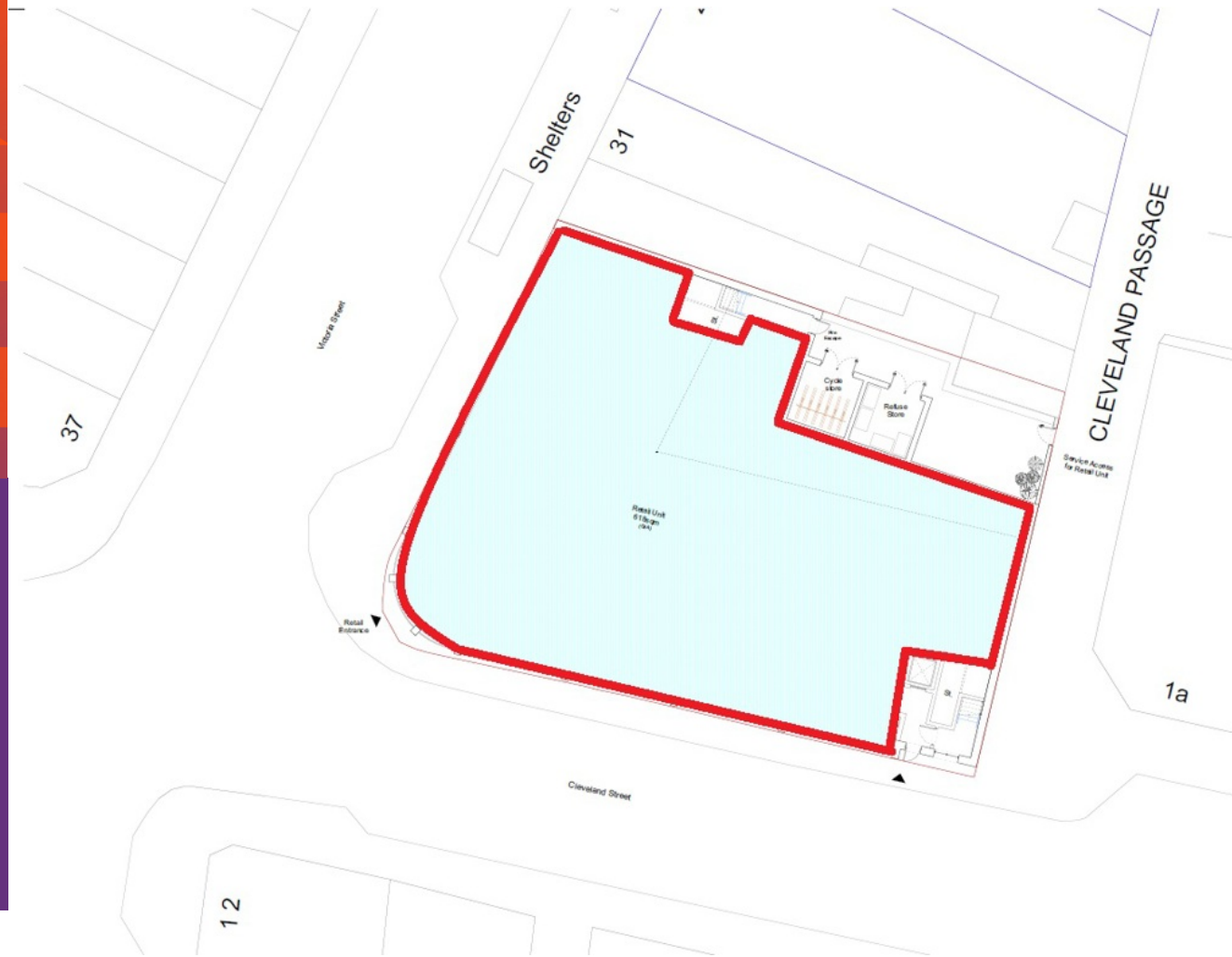
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For more information, please contact:

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