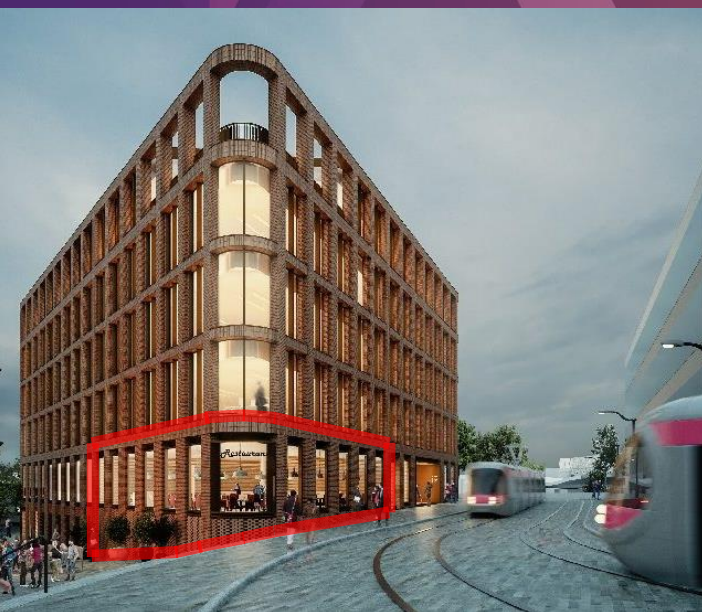


TO LET

Unit 01, Interchange 9
Railway Drive, Wolverhampton
WV1 1LD



LOCATION

Railway Drive is a busy thoroughfare in Wolverhampton connecting the city centre with its train and bus interchange hubs.

The subject property occupies a prominent corner position on Victoria Square crossroads sitting underneath Interchange 9 comprising of 43,500 sq ft of Grade A office space a short work away from the city centre. Retail and leisure adjacencies include **Hungry Horse - The Sunbeam**, and **Sainsbury's Local**.

The property is suitable for a variety of uses including Retail, Café / Restaurant, Medical, Day Nursery, Offices subject to planning permission.

ACCOMODATION

The property is arranged over ground floor and finished to a developers shell specification, comprising the following net internal floor area:

Ground Floor: 3,483 sq ft 323.58 sq m

TENURE

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

EPC

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

RENT

£52,500 + VAT per annum exclusive.

SERVICE CHARGE

£6,797 + VAT including insurance (annual variable).

RATEABLE VALUE

RV: £30,500

Qualifying businesses may benefit up to 75% small business rates relief until 31st March 2025. Interested parties are advised to make their own enquiries with the Local Authorities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the sole agent Creative Retail.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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