44-45 Dudley Street,

Wolverhampton, West Midlands WV1 3ER

Prime Freehold Retail Building with Potential





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Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Lower Ground	Retail	959.94 sq m	(10,333 sq ft)	VACANT
Ground	Retail	880 sq m	(9,474 sq ft)	
First	Ancillary	1,105 sq m	(11,901 sq ft)	
Second	Ancillary	593.63 sq m	(6,390 sq ft)	
Total		3,538.57 sq m	(38,098 sq ft)	



Lot 51

Key Details

- · Prominent city centre location
- · Approximately 3,538 sq m (36,098 sq ft)
- Nearby occupiers include Topshop,
 Marks & Spencer, Primark, H&M, McDonald's, Starbucks and Next

On Behalf of Receivers



Miles: 13 miles north-west of Birmingham 61 miles south of Manchester Roads: A4150, A41, A460, M54, M6 Wolverhampton Railway Station Birmingham Airport, East Midlands Airport Air:

The property is prominently located on the west side of the prime pedestrianised Dudley Street, in the heart of Wolverhampton city centre. Neighbouring occupiers include Topshop, Marks & Spencer, Primark, H&M, McDonald's, Starbucks and Next.

Description

The property comprises a substantial retail unit with a prominent frontage to Dudley Street. The property intercommunicates at all levels with a unit within the Mander Shopping Centre at the rear of the property. Previously, both the property and the rear unit were occupied by BHS as a single shop.

Tenure

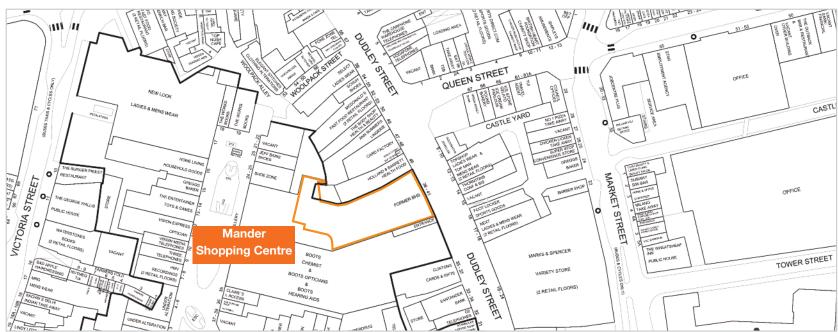
Freehold

VAT

VAT is applicable to this lot.

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion



John Mehtab +44 (0)20 7034 4855 john.mehtab@acuitus.co.uk

Billy Struth

+44 (0)20 7034 4854 billy.struth@acuitus.co.uk

Seller's Solicitors: TLT Solicitors Philip Collis +44 (0)333 006 0285 philip.collis@tltsolicitors.com