

Lot 51

Vacant

44-45 Dudley Street,
Wolverhampton, West Midlands WV1 3ER
Prime Freehold Retail Building with Potential



Tenancy and accommodation

Lot 51

Vacant

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)	

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



Location

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

Situation

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.

Note

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



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