



## TO LET – RETAIL UNIT

# Wolverhampton Station

WV1 1LE



West  
Midlands  
Railway



London  
Northwestern  
Railway

Operated by West Midlands Trains

### Location:

The station is located to the east of Wolverhampton City Centre and within close proximity to the A4150 ring road.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 4,445,864 for 2022/23.

## 4.4m+

### Annual Footfall\*

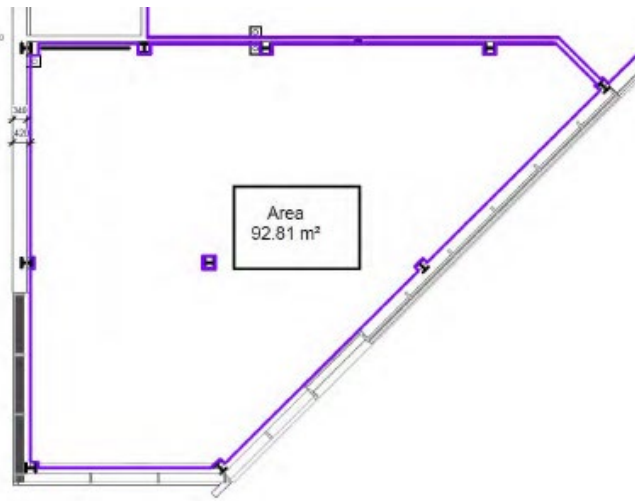
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### Description:

New business opportunity has arisen at the redeveloped Wolverhampton Station forming part of a £150m integrated transport hub and the wider regeneration of Wolverhampton City Centre.



\* Footfall figures from the Office of Rail & Road for 2022/23



### Property:

The unit is located in a prominent position to front of the new station. The premises comprise a prominent retail unit with return glazing to the station frontage.

### Retail Unit Size:

Retail Unit: 92.81 sq.m.                      999 sq.ft.

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### Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

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### Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

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### Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.



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