



Retail

# TO LET - RETAIL UNIT

Unit RU01, Wolverhampton Station, WV1

**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.**

**Location:**

The station is located to the east of Wolverhampton City Centre and within close proximity to the A4150 ring road. The Unit is located in a prominent position to front of the new Station.

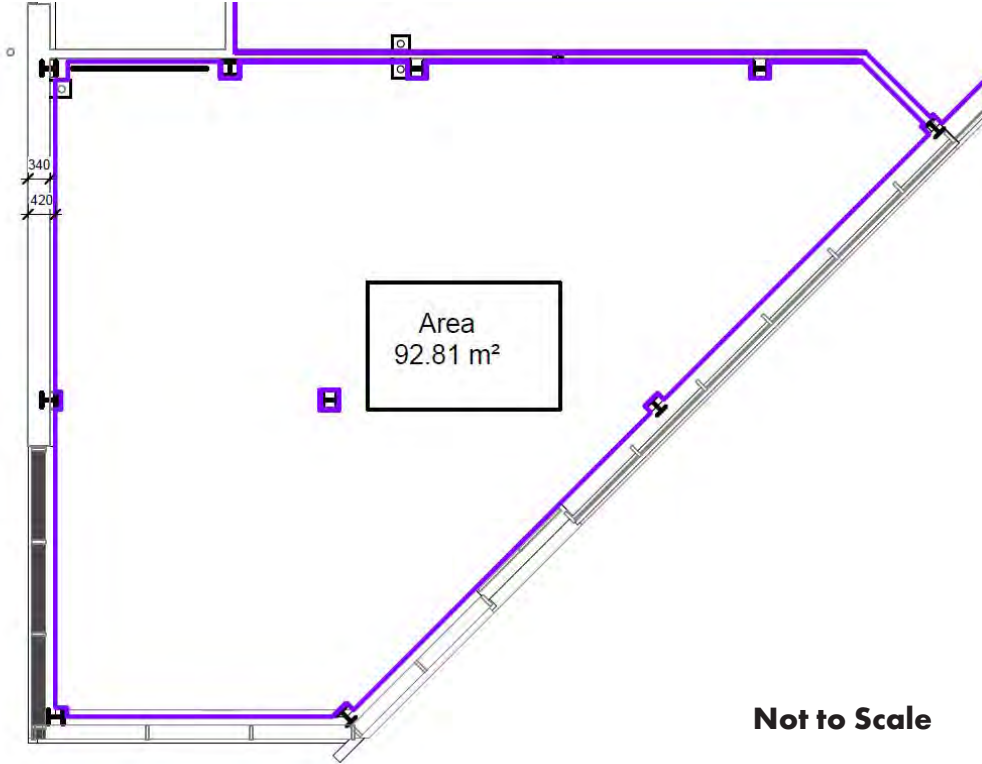
\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 5,305,432 for 2019/2020.

**5.3m +**  
**Annual station footfall\***

ADVANCE  VENTURES

---

Operated by West Midlands Trains



**Not to Scale**



**Property:**

The premises comprise a prominent retail unit with return glazing to the station frontage. The net internal floor area is as follows:-

**Unit Size:**

Ground Floor: 92.81 sq.m.                      999 sq. ft.

**Rates Services & Insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

**Rent:**

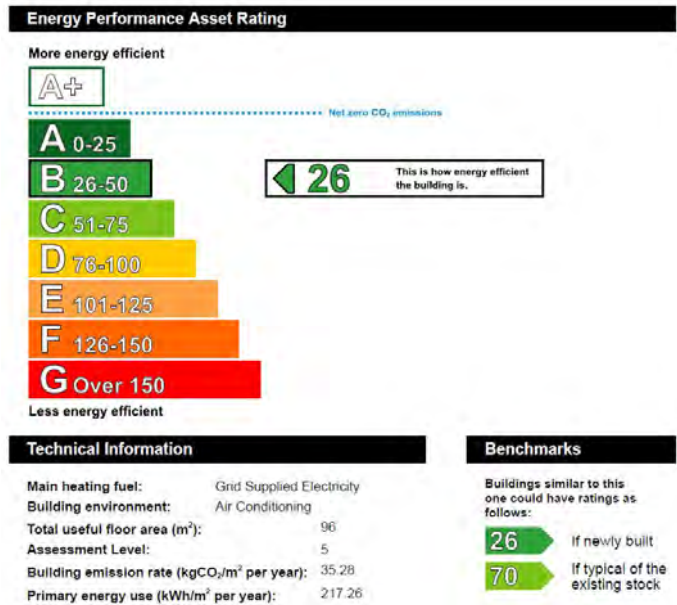
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

**Costs:**

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

Advance Ventures is acting on behalf of West Midlands Trains Limited is a company registered in England and Wales with company number 09860466 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

**EPC:**



**Inspection:**

Viewings can only be carried out with prior notice by contacting

**Stuart Kiddie**

+44 (0)7827 311236

enquiries@advanceventures.co.uk