

RETAIL UNIT | TO LET | UNIT N10 (6-8 MANDER SQUARE)

MANDER CENTRE WOLVERHAMPTON

WV1 3NH

bf
brasier freeth

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Shopping Centre Opportunity
TO LET

UNIT N10 (6-8 MANDER SQUARE)



LOCATION

The City of Wolverhampton is centrally located in the heart of the UK, part of the West Midlands conurbation. With a population of 266,700 persons, it is the 3rd largest city in the county after Birmingham and Coventry.

Wolverhampton benefits from ease of access to the M6, M6 Toll, M54, M5 and M42, whilst Birmingham can be reached by train in 17 minutes, London 98 minutes and Manchester 70 minutes.

Wolverhampton Train Station is just an 8-minute walk from Mander Centre.

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DESCRIPTION

The Mander Centre is the dominant retail offering in the heart of Wolverhampton City Centre.

Anchored by Frasers Department Store, including Flannels, Sports Direct, Game and Evans Cycles, the centre's other major occupiers are H&M, New Look, Matalan, TH Baker, Boots, B&M and JD.

The shopping centre benefits from 550 parking spaces located centrally in the city.

The centre has recently seen major investment with the repurposing of Victoria Arcade, the pedestrianisation of Victoria Street and the letting of 17,000 Sq.ft of space to Superbowl.

The unit is located in a prime position on the lower level of the scheme adjacent to The Works and Sports Direct. Other nearby retailers include H&M, New Look and Superbowl.

ACCOMMODATION

The property has the following approximate floor areas:-

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	390.19	4,200
Basement	250.84	2,700
Total	**641.03**	**6,900**

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TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£70,000 per annum exclusive.

SERVICE CHARGE

£60,226 per annum.

BUSINESS RATES

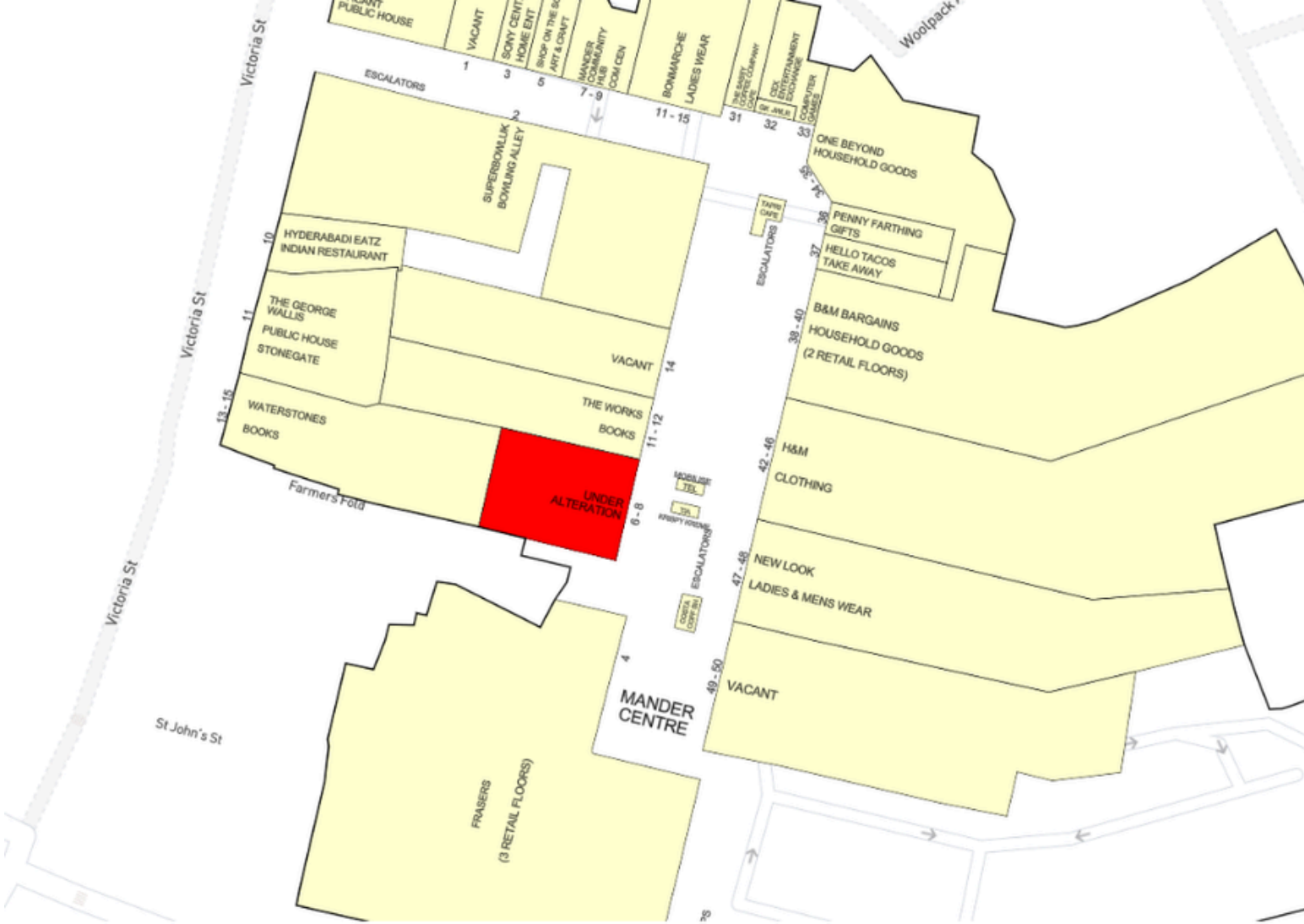
The premises need to be reassessed for rating purposes, interested parties are recommended to make their own enquiries of Wolverhampton City Council - 01902 551155

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

LEASING BROCHURE

For further details click Here >



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.