RETAIL UNIT | TO LET | UNIT 82 (9 THE GALLERY)

MANDER CENTRE WOLVERHAMPTON

WV1 3NH

bf
brasier freeth



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Shopping Centre Opportunity
TO LET

UNIT 82 (9 THE GALLERY)



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 upper level of the scheme, adjacent to HMV. This level of the scheme is anchored by Frasers and Boots. Other major retailers in close proximity, include Vision Express, Entertainer and TH Baker.

ACCOMMODATION

The property has the following approximate floor areas:-

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	92.99	1,001
Basement	33.16	357
Total	**126.15**	**1,358**



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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

£30,000 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is £12,797 per annum.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £22,500.

The rates payable will be a proportion of this figure at £12,729 per annum.

For rates payable please refer to the Local Charging Authority, 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 >



Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Joint Agent

Barker Proudlove

0113 388 4848

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