

RETAIL UNIT | TO LET | UNIT 123/124 (14-16 CENTRAL ARCADE)

MANDER CENTRE WOLVERHAMPTON WV1 3NH

brasier freeth

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Shopping Centre Opportunity
TO LET

UNIT 123/124 (14-16 CENTRAL ARCADE)



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 mins, London 98 mins and Manchester 70 mins.

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 sqft of space to Superbowl.

The unit is located in a prominent position on the upper level of the centre, within the section of the Mall that links directly to Dudley Street.

Other major retailers within close proximity include JD, Deichmann, Ryman and Superdrug and TH Baker.

ACCOMMODATION

The property has the following approximate floor areas:-

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	147.07	1,583



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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

£35,000 per annum exclusive.

SERVICE CHARGE

£14,838 per annum.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £53,000.

The rates payable will be a proportion of this figure at £25,440 per annum.

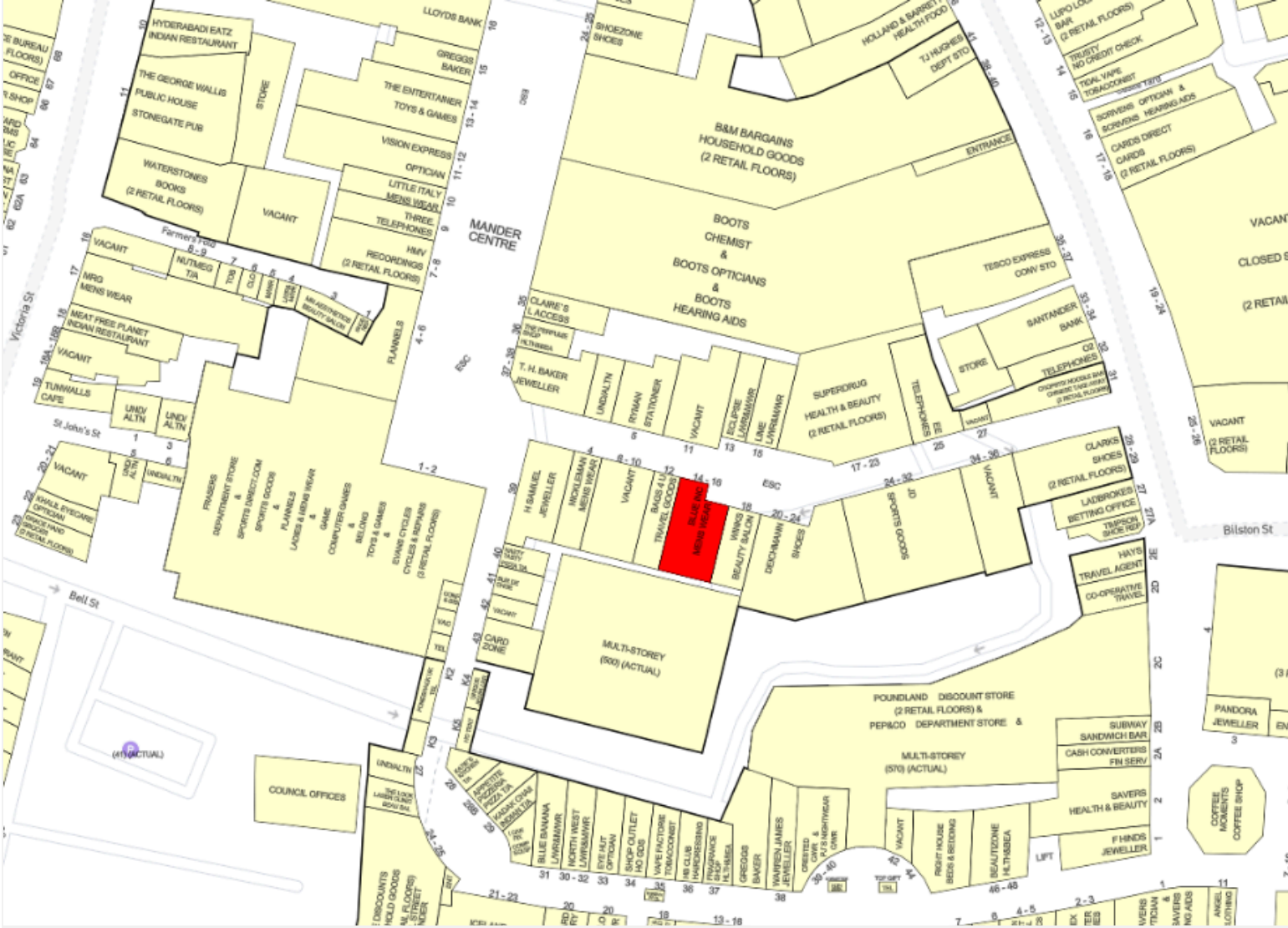
For rates payable please refer to the Local Charging Authority, Wolverhampton City Council - 01902 551155.

LEGAL COSTS

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

LEASING BROCHURE

For further details click Here >



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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 quotes 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.