

## Wolverhampton – 32/34 Dudley Street

### Investment Summary

Wolverhampton is a University City and a Metropolitan Borough of the West Midlands

The property occupies a dominant position within the prime retail pitch.

Situated opposite Marks & Spencer and adjacent to the eastern entrance of the Mander Centre.

With an estimated 1.58 million sq ft of retail floor space, Wolverhampton is ranked as the 30<sup>th</sup> largest retail centre in the UK. Nearby retailers also include Primark, Clintons, River Island, Boots, Clarks.

The property provides approximately 7,342 sq ft (682.1 sq m) of well configured retail accommodation.

Let in its entirety to the undoubted covenants of Telefonica YK Limited and Santander UK PLC

### Accommodation

32 - Ground Floor	1,986 sq ft (184.5 sq m)
First Floor	1,544 sq ft (143.4 sq m)
Sub-total	3,529 sq ft (327.9 sq m)

34 - Ground Floor	2,181 sq ft (202.6 sq m)
First Floor	1,632 sq ft (151.6 sq m)
Sub-total	3,818 sq ft (354.2 sq m)

Total	7,342 sq ft (682.1 sq m)
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**VAT:** The property is elected for VAT purposes.

**EPC:** Details upon request

## Prime Retail Investment



**Current Rent: £126,350 per annum**

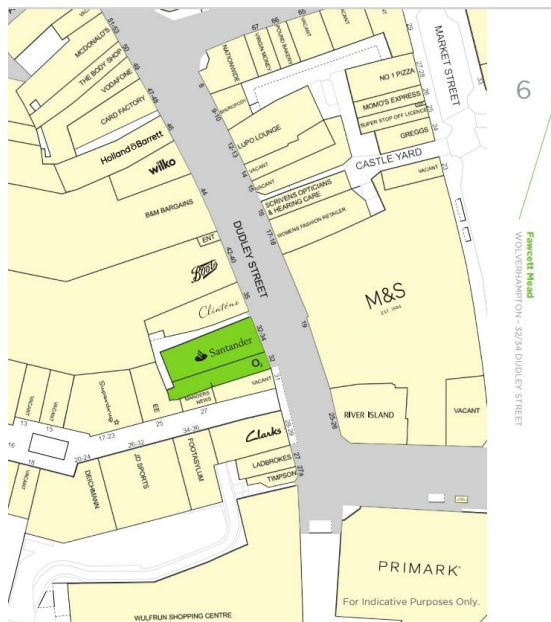
**Price: £1,325,000**

**Net Initial Yield: 9%**

**Tenure: Freehold**

32 – Let to Telefonica UK Ltd (t/a O2) from 25/12/2016 to 31/03/2026 at £65,000 per annum.

34 – Let to Santander UK PLC from 01/10/2022 to 01/10/2027 at 61,350 per annum.



**Further details upon request:**

Contact Wallace Walton: