

# SHOP TO LET

10 Castle Street  
Dudley, DY1 1LF



## LOCATION

Dudley is a large town in the West Midlands, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 80,000. The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects Castle Street and the central bus station which is situated adjacent. The centre is anchored by **Iceland** and **Home Bargain** and has multiple car parks in the vicinity.

## DESCRIPTION

10 Castle Street offers a prominent position adjacent to the main High Street at the heart of Dudley Town Centre. The unit has recently been refurbished to a high standard and benefits from high footfall due to neighbouring units being occupied by national retailers such as **Greggs** and **Costa Coffee**.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

**Ground Floor:**                      **178.37m<sup>2</sup>**                      **1,920 sq ft**

## TENURE

The premises are to be let by way of new lease on terms to be agreed.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

**£25,000** per annum exclusive of rates, service charge and VAT

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE                      £33,000**  
**(2017 Assessment)**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents

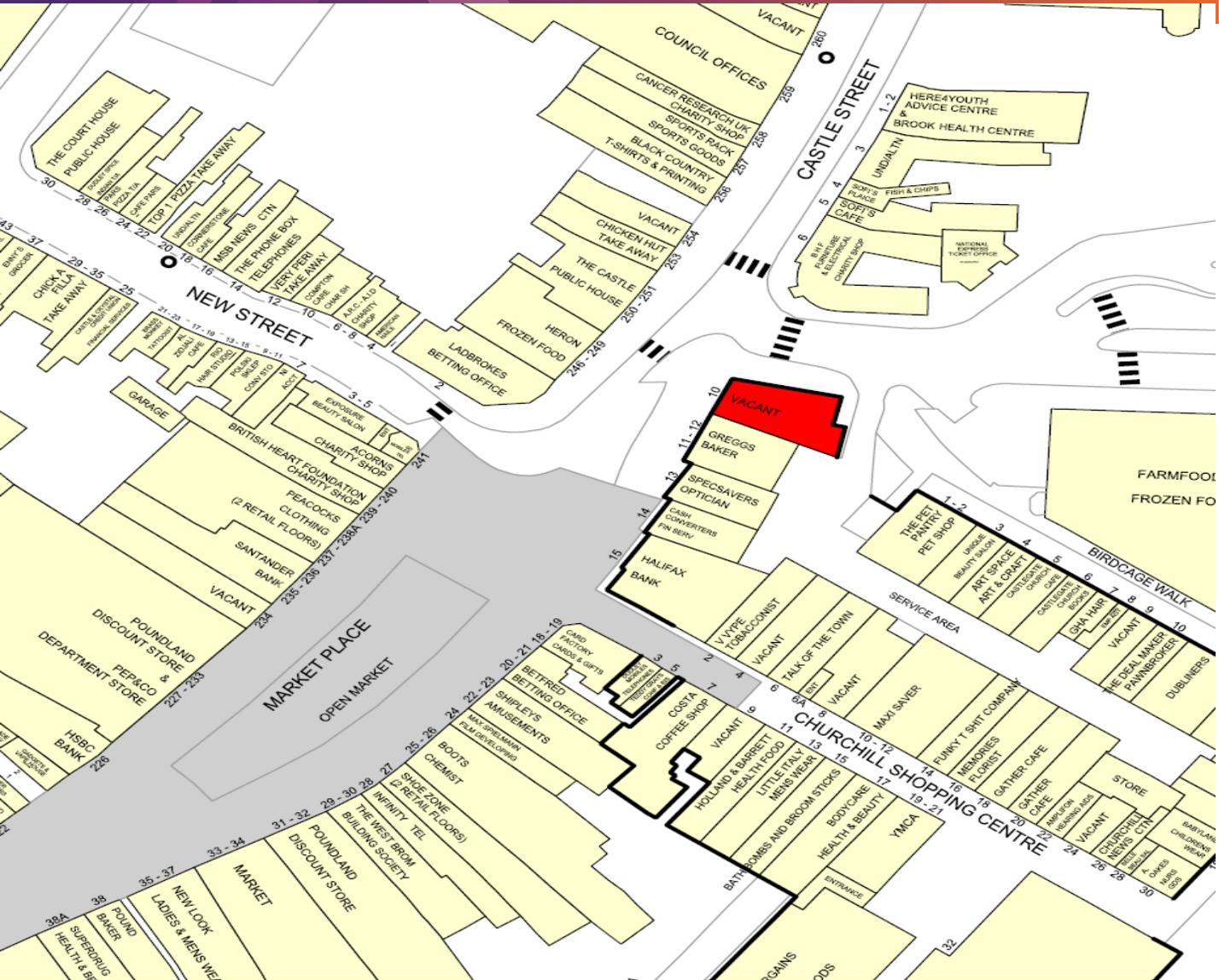
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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