

SHOP TO LET

Unit 24 Churchill Shopping Centre
Dudley, DY2 7BJ



LOCATION

Dudley is a large town in the West Midlands of England, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 79,379 and is the administrative centre for the borough. 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 Bargains and has multiple car parks in the immediate vicinity.

DESCRIPTION

This two storey property fronts onto the main mall of the shopping centre, and benefits from rear service access.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	60.95m²	657 sq ft
First Floor Ancillary:	54.60m²	588 sq ft

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

EPC

Energy Performance Asset Rating of the premises currently falls within category D (82).

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

SERVICE CHARGE

There is an annual service charge on £6,296.00 plus 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 **£16,750**
(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

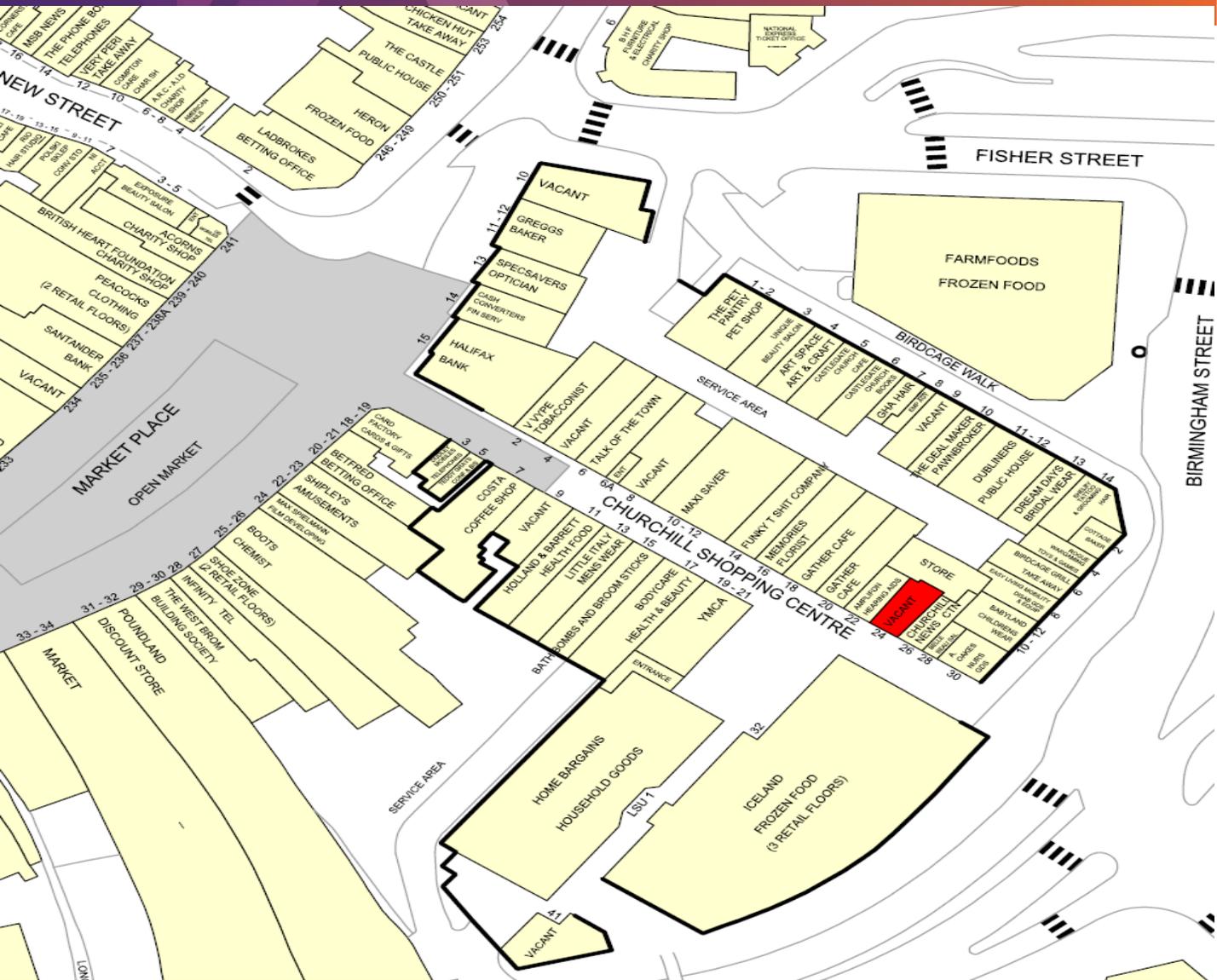
Strictly by appointment with the Joint Retained Agents

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

**CREATIVE RETAIL**
PROPERTY CONSULTANTS

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