

SHOP TO LET

Unit 6 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 area:

Ground Floor:	2,143 sq ft	7.97 sq m
First Floor:	973 sq ft	90.39 sq m

TENURE

The property is available by way of a new FRI lease for a term of years to be agreed.

EPC

A copy of the energy performance certificate is available on request.

PLANNING

The premises now fall within Use Class E.

VAT

The property is registered for VAT.

RENT

£32,500 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

£24,000

This newly built property has yet to be assessed by The Valuation Office Agency. Enquires should be made to the relevant local authority.

SERVICE CHARGE

The service charge for this unit will be £9,539 + VAT per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

For further information or to arrange a viewing, please contact:

CREATIVE RETAIL

Ed Purcell

07793 808974

ed@creative-retail.co.uk

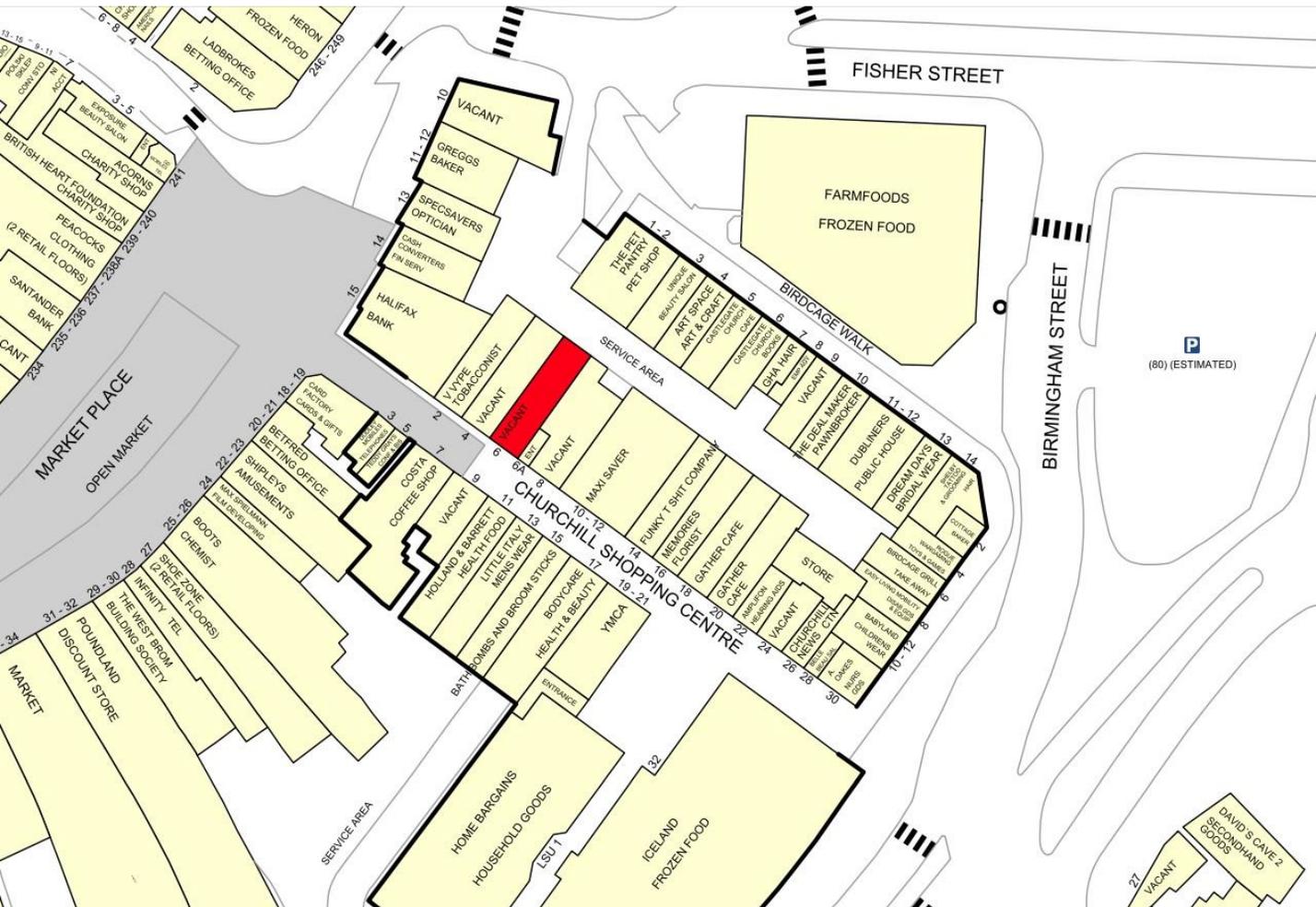
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

SHOP TO LET

Unit 6 Churchill Shopping
Centre Dudley, DY2 7BJ



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell

Tel: 07793 808974

Email: ed@creative-retail.co.uk

www.creative-retail.co.uk