

# TO LET

Restaurant Premises  
Birmingham Rd, Dudley  
DY1 4RN



## 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 property is very prominently located on Birmingham Road, an arterial route between Birmingham and The Black Country.

## DESCRIPTION

A ground floor restaurant / bar premises with fitted bar, professional kitchen and glazed conservatory area. Period features and dedicated parking. Additional basement space is available for either storage or potential additional commercial space, subject to planning.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	<b>6,006 sq ft</b>	<b>558 sq m</b>
<b>Basement:</b>	<b>1,324 sq ft</b>	<b>123 sq m</b>

## TENURE

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

## EPC

EPC – C (57)

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

Rent available upon enquiry.

## RATEABLE VALUE

£TBC

This newly split 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 is still to be confirmed however is likely to be minimal.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

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

## CREATIVE RETAIL

**Matt Pegg**

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**SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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