

SHOP TO LET

3 Birdcage Walk,
Dudley, DY2 7AE



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. The centre is anchored by **Iceland** and **Home Bargains** and has multiple car parks in the immediate vicinity.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	61.83 m²	666 sq ft
First Floor:	64.60 sq m	695 sq ft

TENURE

The property is available by way of a new 2 year lease **outside** of the Landlord and Tenant 1954 Act.

EPC

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

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.

RENT

£6,000 per annum exclusive of rates 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 (Current) £5,000

RATEABLE VALUE (April 2023) £4,500

We suggest that all interested parties should verify the above.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Hexagon Commercial on 01384 374888.

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

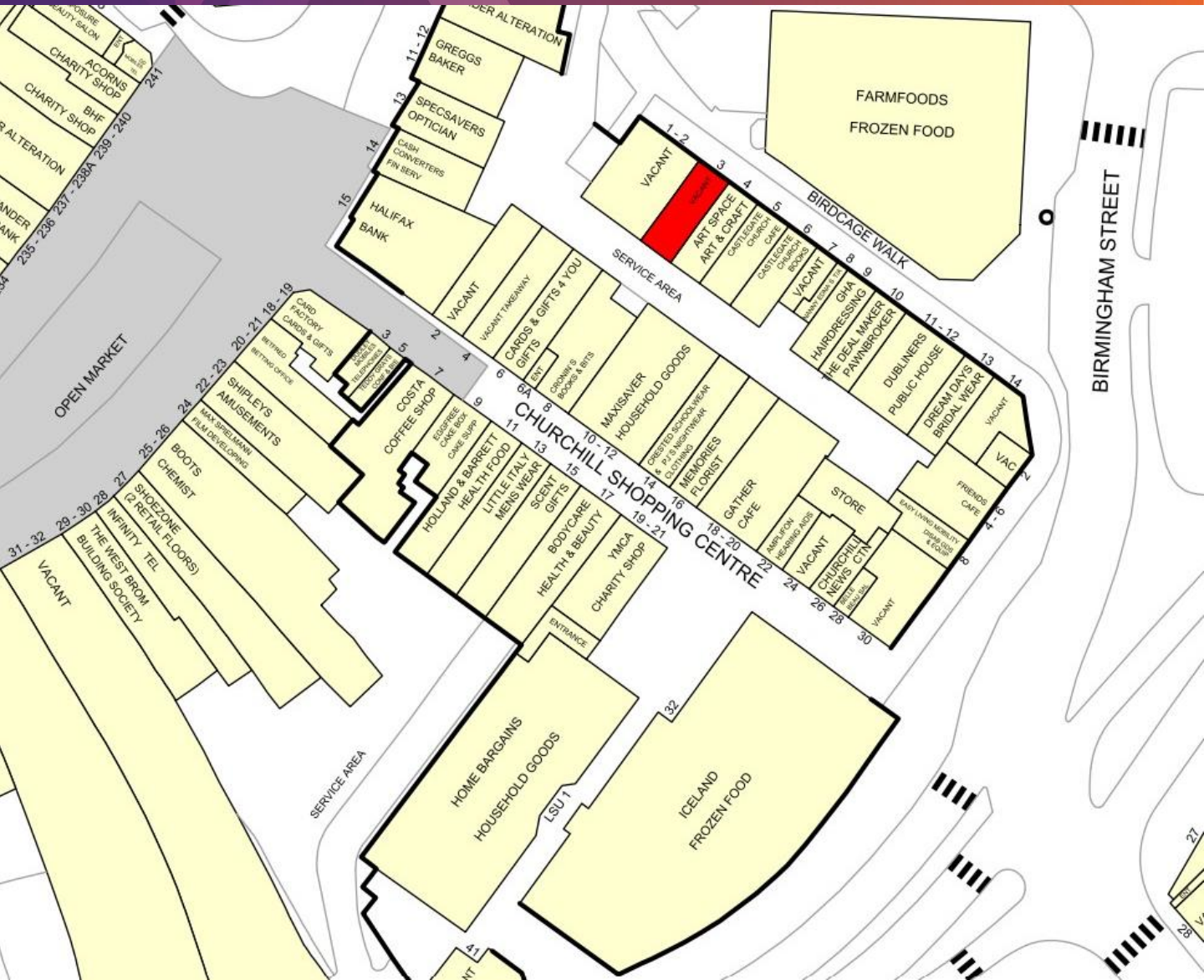

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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