

SHOP TO LET

Unit 19-21 Churchill Shopping Centre,
Dudley, DY2 7BJ

****Subject to Vacant Possession****



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.

DESCRIPTION

The property comprises a fitted retail premises over ground floor sales and first floor storage ready for immediate occupation.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	178.93 sq. m	1,926 sq ft
First Floor:	180.51 sq. m	1,943 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

Upon Application.

SERVICE CHARGE

There is an annual service charge of **£17,466** plus VAT.

RATES

RATEABLE VALUE (2023) **£22,250**

We suggest that all interested parties should verify the above.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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 Creative Retail or our joint agents Hexagon Commercial on 01384 374888.

SUBJECT TO VACANT POSSESSION
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

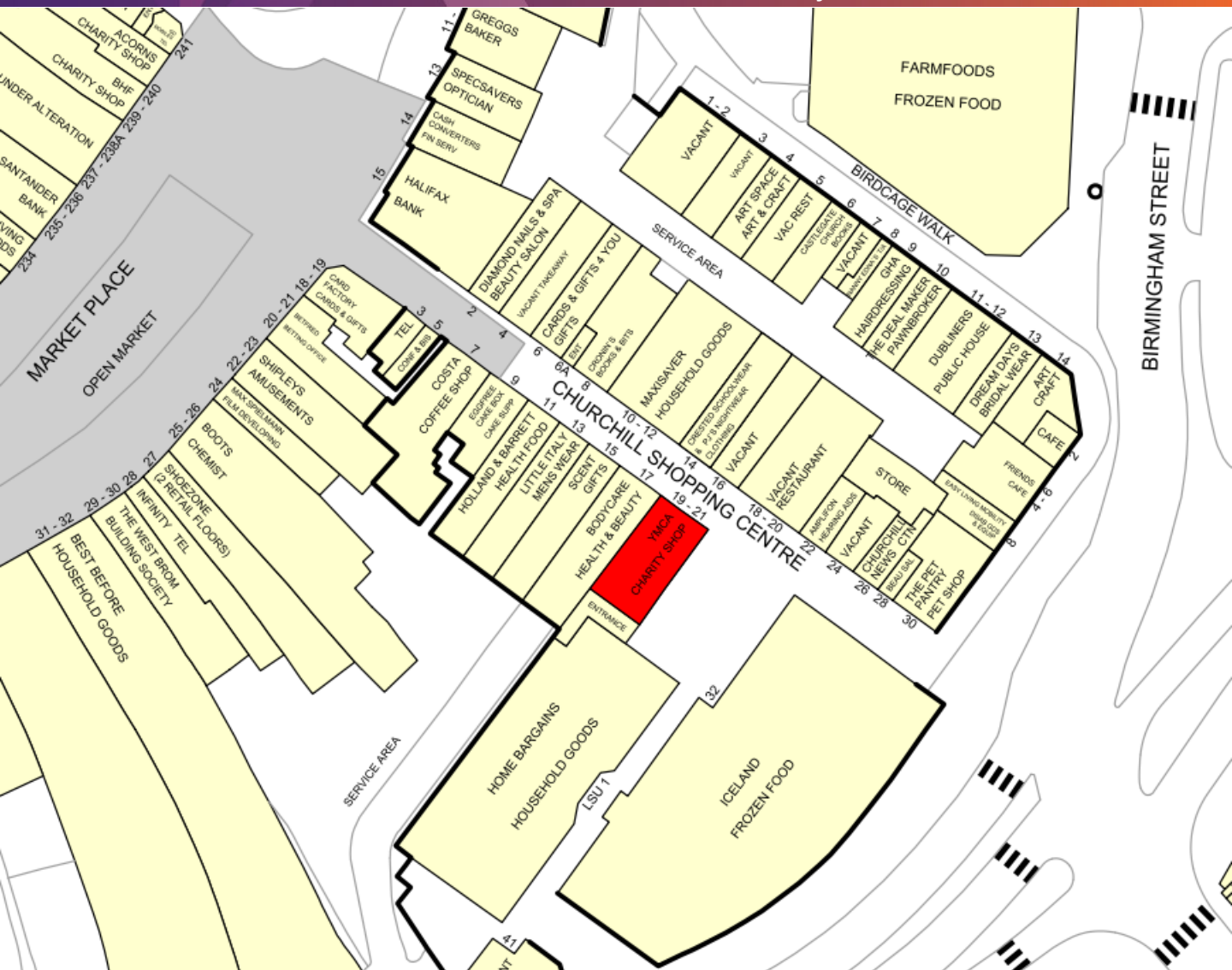
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www.creative-retail.co.uk

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