

TO LET

Unit 18-20 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. The centre is anchored by **Iceland**, and **Home Bargains** and has multiple car parks in the immediate vicinity.

DESCRIPTION

The property is fitted and arranged over ground and first floor.

ACCOMODATION

The premises comprise of the following approximate floor areas:

| | | |
|-------------------------------|-----------------------------|--------------------|
| Ground Floor: | 229.01 m² | 2,465 sq ft |
| First Floor Ancillary: | 101.54 m² | 1,093 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.

EPC

Energy Performance Asset Rating of the premises currently falls within category D (97).

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

RENT

£10,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge on **£21,376** 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 (Current) | £41,750 |
| RATEABLE VALUE (April 2023) | £21,000 |

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.

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.

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

