

SHOP TO LET

Unit 11 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 with a population of 79,379.

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 occupation from 23 May 2025.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 115.01 sq. m 1,238 sq ft
First Floor: 111.39 sq. m 1,199 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

D 84. A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

£15,000 + VAT.

SERVICE CHARGE

There is an annual service charge of **£15,169 + VAT.**

INSURANCE

There is an annual insurance premium of **£1,007 + VAT.**

BUSINESS RATES

RATEABLE VALUE (2023) £13,000

The property qualifies for small business rates relief as well as the retail, hospitality and leisure relief.

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 the sole agents Creative Retail..

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

