

SHOP TO LET

Unit 4 Churchill Centre
Dudley, DY2 7AG

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 **01 March 2026**.

Accommodation

The premises comprise of the following approximate floor area:

Unit 4	sq.m	sq.ft
Ground Floor	103.03	1,109
First Floor	85.28	918

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

RV £12,500 (2026)

Qualifying small businesses may benefit up to 100% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

EPC

C 67. EPC available upon request

Rent

£15,000 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£7,698 + VAT**.

Insurance

There is an annual insurance premium of **£833 + VAT**.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

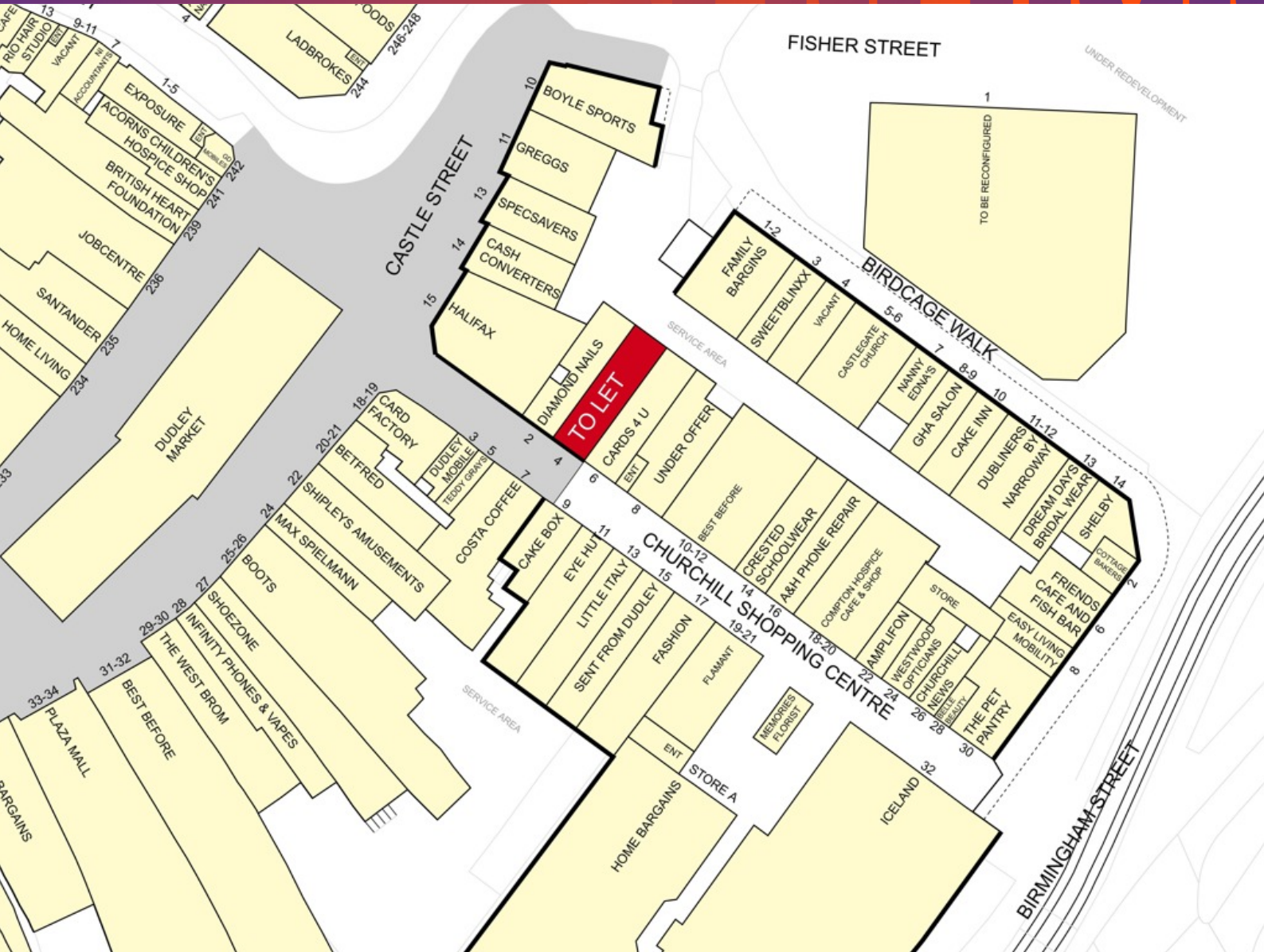
Viewings

Strictly by appointment with the Sole Retained Agents.

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For more information, please contact:

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail