

SHOP TO LET

Unit 8 Churchill Centre
Dudley, West Midlands
DY2 7AG



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 ready for immediate occupation.

Rent

£12,500 + VAT per annum.

Service Charge

There is an annual service charge of **£11,365 + VAT**.

Insurance

There is an annual insurance premium of **£778 + VAT**.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Tenure

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

Legal Costs

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

Security

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

EPC

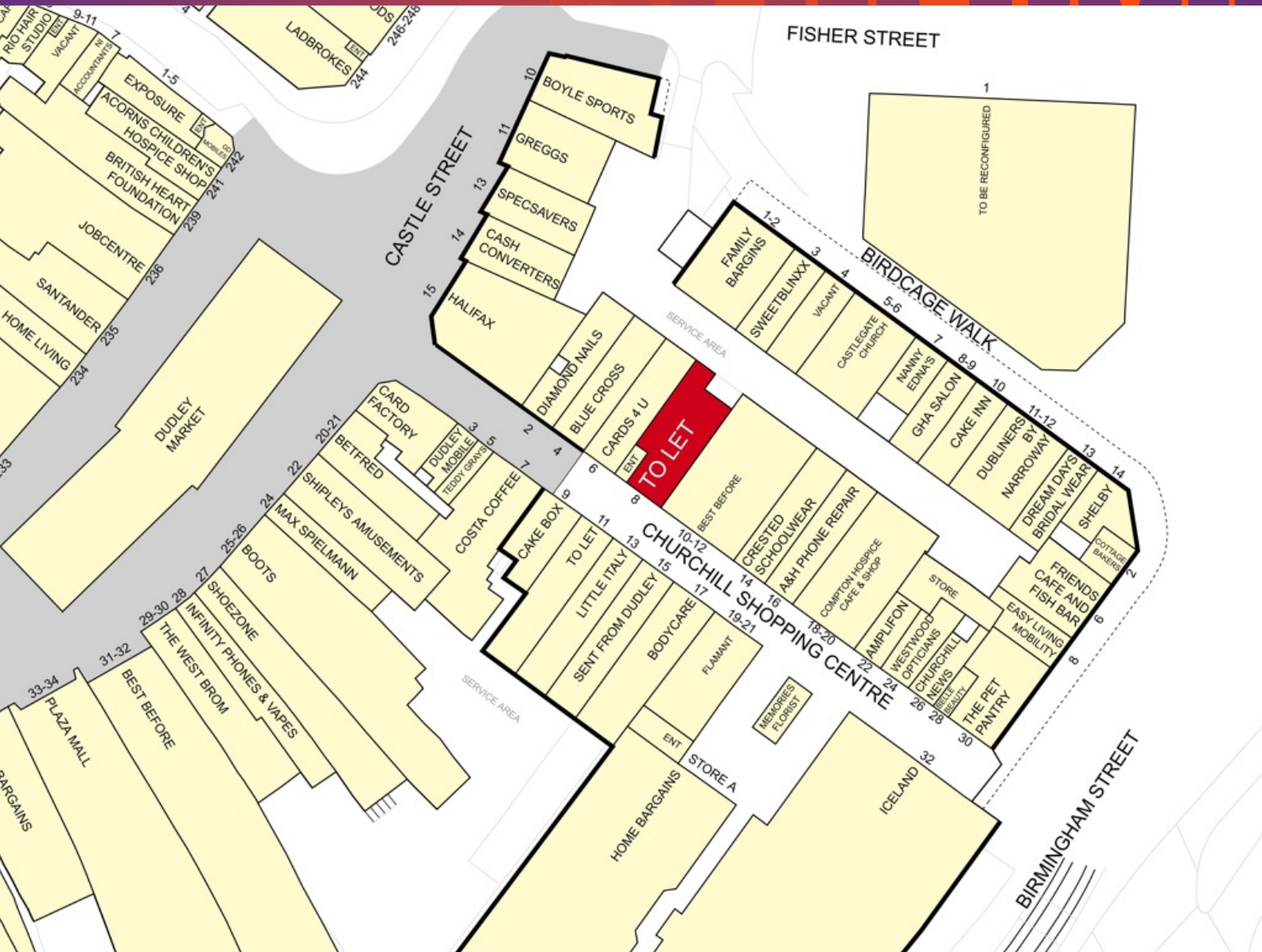
C 55. EPC available upon request.

Viewings

Strictly by appointment with the Sole Retained Agents

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For more information, please contact:

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