

SHOP TO LET

Unit 4 Birdcage Walk
Dudley, DY2 7AE

****Opposite Brand New Dudley Interchange****



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.

Dudley Interchange the brand new Midland Metro extension from Wednesbury to Brierley Hill will enhance public transport and will play a significant role in the regeneration and economic growth in the West Midlands. The new bus interchange will be located directly in front of Birdcage Walk.

Accommodation

The premises comprise of the following approximate floor area:

Unit 4 Birdcage Walk	Sq M	Sq Ft
Ground Floor	66.05	711
First Floor	58.06	625
Total	124.11	1,336

Tenure

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

Business Rates

RV £6,800 (2026)

100% rates relief available to qualifying parties. Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

EPC

C 67. EPC available upon request

Rent

£12,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£6,338 + VAT**.

Insurance

There is an annual insurance premium of **£575 + VAT**.

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.

Viewings

Strictly by appointment with the Sole Retained Agents.

SHOP TO LET

Unit 4 Birdcage Walk
Dudley, DY2 7AE

****Opposite Brand New Dudley Interchange****



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

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

0121 400 0407
creative-retail.co.uk

Creative Retail