

SHOP TO LET

Unit 17 Churchill Centre
Dudley, DY2 7AG

Subject to VP



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 January 2026

Accommodation

The premises comprise of the following approximate floor area:

Unit 17	Sq M	Sq Ft
Ground Floor	175.02	1,884
First Floor	146.97	1,582
Total	226.4	2,437

Tenure

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

Security

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

Rent

£15,000 + VAT per annum exclusive.

Service Charge

There is an annual service charge of £22,900 + VAT.

Insurance

There is an annual insurance premium of £1,708 + VAT.

EPC

C 70. EPC available upon request

Legal Costs

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

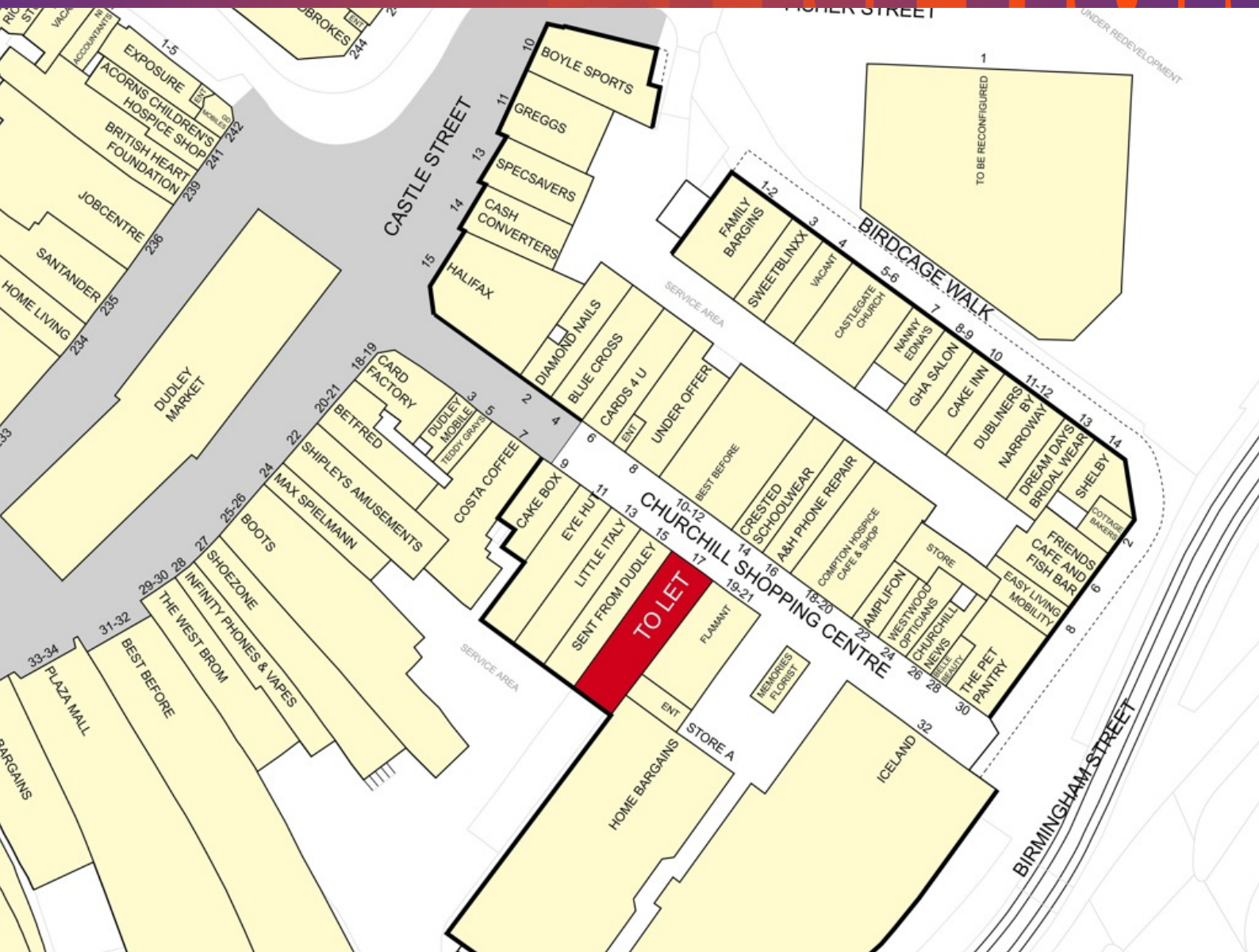
Viewings

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