

To Let

Prominent Retail Unit

Unit 15, Churchill Shopping Centre, Dudley, DY2 7BJ

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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. The town has a population of approximately 79,379 and is the administrative centre for the borough. The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects Castle Street and the central bus station which is situated adjacent. The centre is anchored by Iceland, and Home Bargains and has multiple car parks in the immediate vicinity.

Retailers in close proximity include **Holland and Barrett**, **Little Italy** and **Bodycare**.

Rent

£27.500 per annum exclusive.

Accommodation

Ground	1,360 sq ft	126.3 sq m
First Floor	1,232 sq ft	114.4 sq m

Business Rates

Rateable Value: £25,000
Rate in £ (2019/20): 49.1p
Rates Payable: £12,275

Parties should verify this information with the local planning authority.

Legal costs

Each party will be responsible for their own legal costs.

VAT

VAT is applicable.

Service Charge

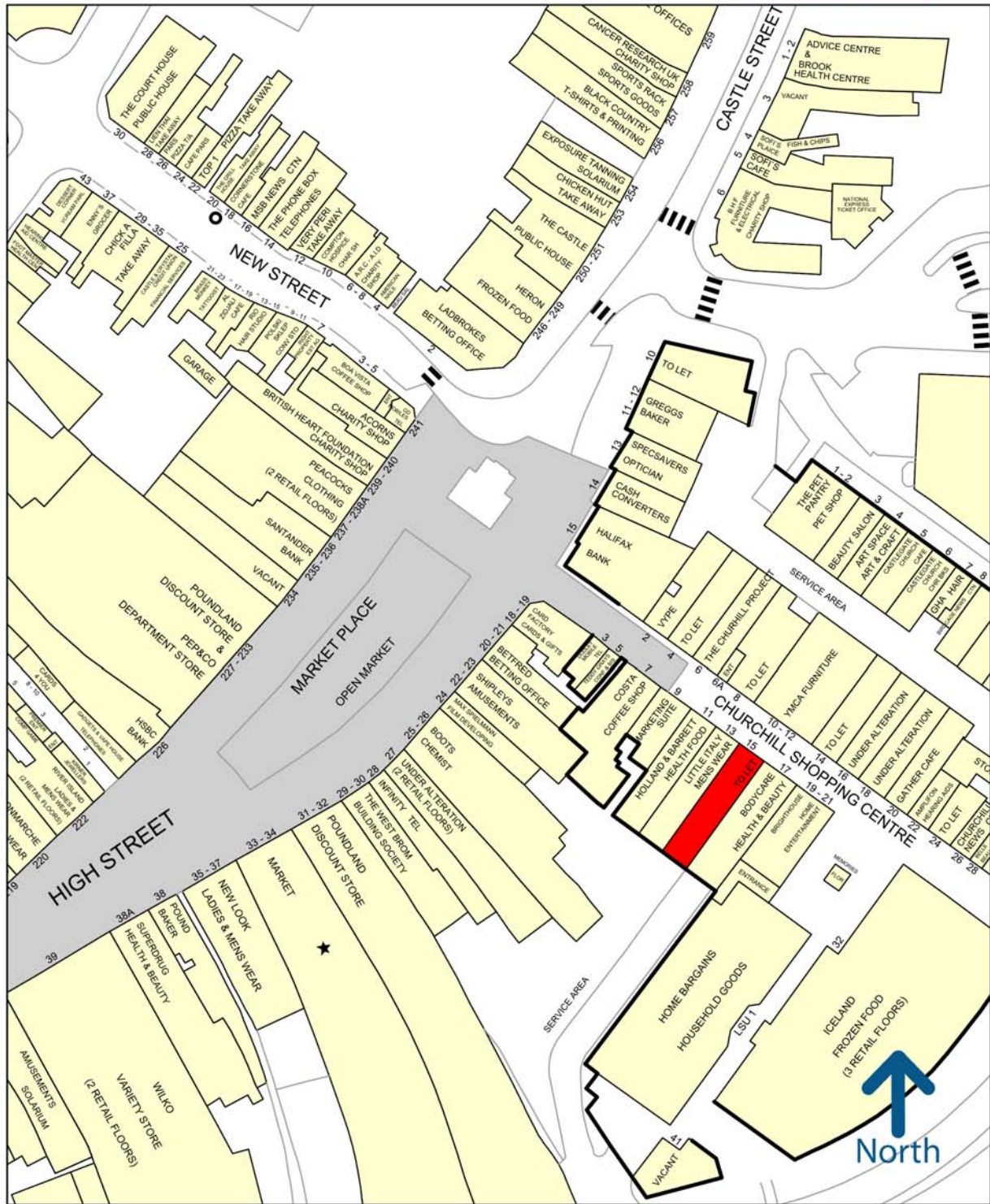
The on account service charge for the current year is £12,227 per annum.

EPC

The Energy Performance Asset Rating is D 94. The EPC certificate is available on request.

Viewing

Strictly by prior appointment with the joint agents Avison Young or Creative Retail.



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