

On the Instruction of Barclays Bank

LEASEHOLD AVAILABLE

GREAT BRIDGE, Market Place, DY4 7AX



Location

The property is situated in Market Place in Great Bridge, which is situated approximately 4 miles north east of Dudley, 7 miles south east of Wolverhampton and 7 miles north west of Birmingham.

Nearby occupiers include **Wilkinsons**, **The West Brom** and **Co-op Pharmacy**.

Description

The available space comprises basement, ground and first floor mezzanine providing the following net approximate areas:

Accommodation

Ground Floor	150.02 sq m	1,615 sq ft
Basement	40.25 sq m	433 sq ft
Kitchen (Upper Basement)	15.00 sq m	161 sq ft
First Floor Mezzanine	55.44 sq m	597 sq ft
Total	260.71 sq m	2,806 sq ft

Key Features

- LEASEHOLD AVAILABLE

Viewing

By appointment via this office:

Stelios Demetriou

t: +44 121 616 5555

e: stelios.demetriou@cbre.com

Natalia Verhovetchi

t: +44 121 616 5555

e: natalia.verhovetchi@cbre.com

CBRE Limited

55 Temple Row

Birmingham

B2 5LS

www.cbre.co.uk/retail

Date of Issue 18 July 2018

Tenure

The property is held on an FRI lease expiring 13 April 2028.

There is a tenant only break clause on 12 April 2023.

Terms

The premises are available by way of an assignment of the existing lease expiring 13 April 2028. Alternatively, the premises are available by way of a sub-lease up to March 2023, on terms to be negotiated.

Rent

A passing rent of £17,700 per annum exclusive.

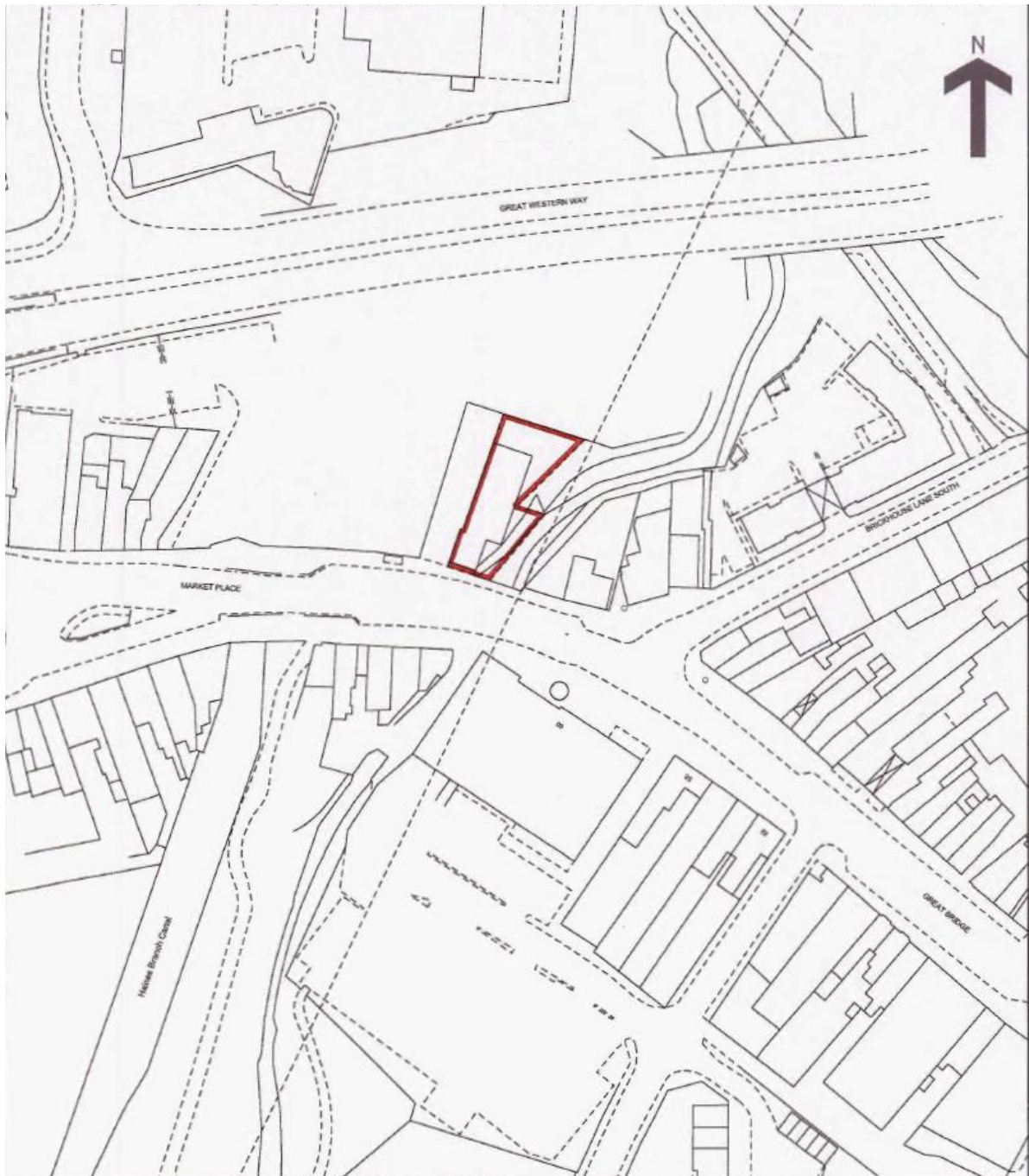
Rates

We are verbally informed by the local rating authority that the current Rateable Value £10,750. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

On the Instruction of Barclays Bank

LEASEHOLD AVAILABLE

GREAT BRIDGE, Market Place, DY4 7AX



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184



DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.