

020 7491 0999

Douglas Stevens

Chartered Surveyors



DUDLEY

INTU MERRYHILL SHOPPING CENTRE

LARGE RETAIL UNIT AVAILABLE

- 2.8 Million Catchment within a 45 Minute Drive Time
- 23 Million Footfall per Annum
- Average Dwell time 2 hours 9 minutes
- 10,000 Free Car Parking Spaces
- Opportunity to trade next to a new extended Primark

Location

Intu Merryhill Shopping Centre is a key regional shopping destination anchored by Debenhams, Next, Marks & Spencer and Primark. Other notable retailers within the scheme include Superdry, River Island, H&M and New Look.

The subject property is situated on Liberty Walk on the lower mall immediately adjacent to Primark, who are extending their existing store on the ground floor into the former BHS and have increased the store from 48,000 sq ft GIA to 84,019 sq ft.

Accommodation

The subject property provides the following approximate net internal floor areas:

Frontage	7.5 m	24'6"
Ground Floor	870 sq m	9,360 sq ft

Lease

The property is available on a new 15 year lease on a full repairing and insuring basis subject to five yearly upward only rent reviews.

Rent

£200,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

Service Charge

The approximate service charge will be confirmed when interest has been registered.

Rates

The rateable value for the premises is yet to be assessed.

Energy Performance Certificate

A copy of the EPC can be made available upon request.

Legal Costs

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

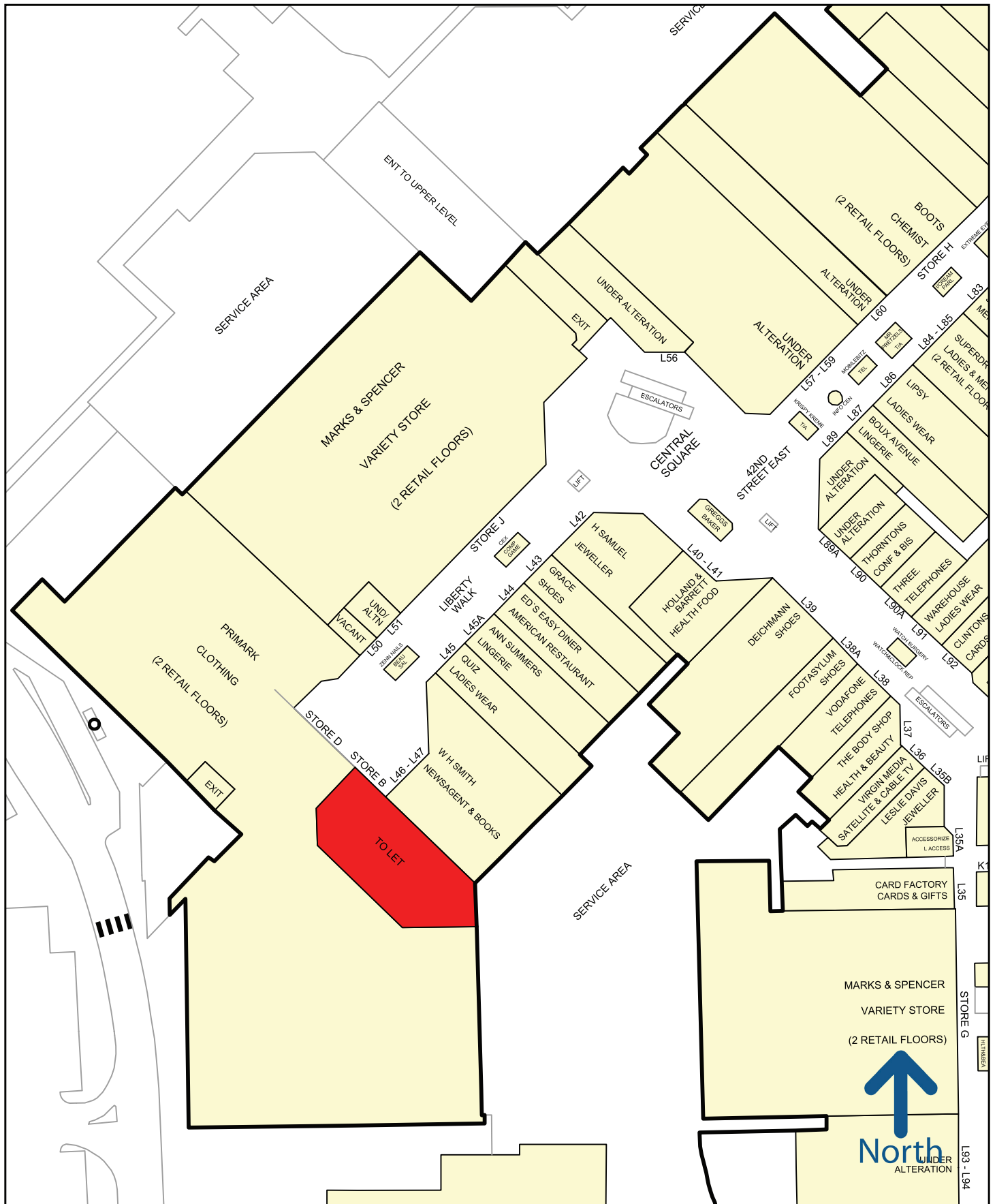
Viewing and Further Information

For viewing and further information please contact sole agent:

Nick Cook
Douglas Stevens & Company

Telephone: 0207 514 8215

E-mail: nick.cook@douglasstevens.co.uk



50 metres

Experian Goad Plan Created: 02/05/2018

Created By: Douglas Stevens



North



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