

**PRIME LEASING OPPORTUNITY
AVAILABLE ON ASSIGNMENT**

**U72 MERRY HILL SHOPPING CENTRE
DUDLEY
DY5 1QX**

On the instructions of

TIMPSON
Great Service by Great People



Location

Intu Merry Hill is a Top 20 Super Regional Shopping Centre with more than 230 shops and restaurants and an annual footfall of approximately 21.5M.

There is a catchment of approximately 3.3M with a total spend of £6.9BN.

The subject premises location is about to be greatly improved with the opening in 2018 of a new 66,000 sq ft **NEXT** store as illustrated on the goad plan overleaf.

Other national multiple retailers in the near vicinity already include **Debenhams, New Look, Sports Direct, Superdrug,** and **The Entertainer.**

Accommodation

The premises comprise a well-proportioned retail unit with WC facilities. The unit provides approximate dimensions and floor areas as follows:-

Shop Frontage	25'0"	7.6m
Depth	66'0"	20.1m
Ground Floor Sales	1,665 sq ft	155 m ²

The unit is capable of being subdivided to accommodate varying spatial requirements. Further information available upon request.

Tenure

The premises are available by way of an assignment of the existing lease for a term until 23rd June 2024.

Alternatively the premises may be available by way of a new sublease on terms to be agreed, with rental incentives available.

Service Charge

There is a service charge levied on the property of £23,502 pa for 2019

There is an insurance premium payable for year end of October 2019 of £638.55 pa.

Rental

Upon application.

Rateable Value

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value
(2017 Assessment) £105,000**

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

EPC

The Energy Performance Asset Rating of the premises currently falls within category C (75).

A copy of the Energy Performance Certification can be made available upon request.

Planning

The property has Planning Consent for A1 Retail use.

Legal Costs

Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with the Sole Agents:-

Ref: Andrew Benson
andrew.benson@wrightsilverwood.co.uk
Tel: 0121 410 5546

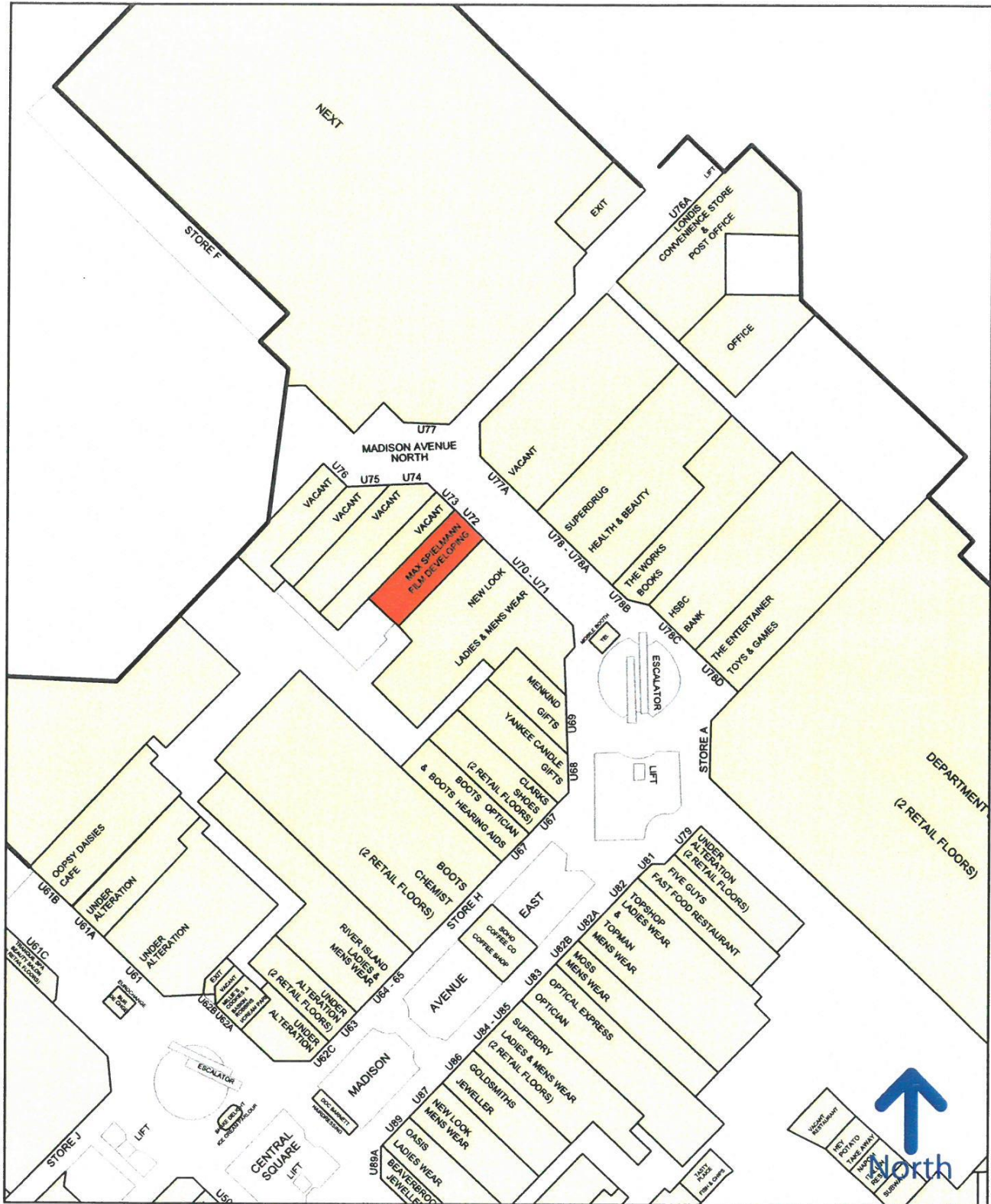
ALL TRANSACTION ARE STATED EXCLUSIVE OF VAT

SUBJECT TO CONTRACT

Date: October 2019

0121 454 4004

Second Floor, 10/11 Greenfield Crescent, Edgbaston, Birmingham B15 3AU
www.wrightsilverwood.co.uk



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