

TO LET



Prominent Retail

- Units available from 5,000 sq ft to 11,954 sq ft
- Lower ground floor 532.8 sqm (5,735 sq ft)
- ▶ Highly prominent next to Churchill Shopping Centre and Dudley bus station
- Close to large public car parks

For enquiries and viewings please contact:



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Location

The premises are centrally located in Dudley town centre, situated adjacent to both the Churchill Shopping Centre and Dudley bus station.

There is also a large public car park close by.

Description

The premises comprise a former Co-operative foodstore with a ground floor Gross Internal Area of 1,110.6 sqm (11,954 sq ft).

The lower ground floor storage, which has access via a goods lift and service yard totals 532.8 sqm (5,735 sq ft)

Accommodation

	Sq M	Sq Ft
Ground Floor	1,110.5	11,954
Lower Ground Floor	532.8	5,735
Total	1,643.3	17,689

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services are connected to the property.

Planning

Interested parties should satisfy themselves and make enquiries of the local planning authority with respect to their proposed use.

Tenure

Leasehold. The property is held on a lease expiring 2032.

Units from 5,000 sq ft to 11,954 sq ft will be considered.

Business Rates

The property has a rateable value of £90,000. Source: VOA

Price

Upon application.

VAT

All sums quoted exclusive of VAT if applicable.

EPC

EPC Rating C - 58.

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 07-Aug-2018



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