



**Fisher Street, Dudley, West Midlands DY2 7AD**

## **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
<b>Total</b>	<b>1,643.3</b>	<b>17,689</b>

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.

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