



To Let

Retail premises with
first floor offices/ store
1,821 SQ FT
(169.21 SQ M)

- Assignment of the current lease, expiring March 2020.
- Current rent of £26,350 per annum.
- Prominent High Street location.

**201A High Street
Dudley
West Midlands
DY1 1QQ**

Description

The property comprises a retail unit with glazed frontage and ancillary first floor office/ staff room and store room.

The retail space is carpeted with suspended ceiling and comfort cooling.

The first floor consists of a store room, office/ staff room, kitchen and male and female WCs. At first floor level, there is rear access for loading.

Location

The property is prominently located on Dudley High Street, just on the edge of the main retail area of Dudley town centre.

Tenure

The property is available by way of assignment of the existing lease which is for a term of ten years from 29th January 2010, expiring on 28th January 2020.

A service charge is payable in addition to the rent.

Use

The property currently benefits from permission for A1 (retail) and A2 (professional services) uses.

Assessment

The premises are assessed with a 2017 Rateable Value of £18,500.

Accommodation

The property comprises the following approximate net internal floor areas;

Description	Sq M	Sq Ft
Ground floor sales and partitioned office	113.12	1,218
First floor store, office/ staff room	50.73	546
First floor kitchen	5.36	58
Total	<u>169.21</u>	<u>1,821</u>

Energy Performance

The property has an EPC rating of band D, with a score of 98 points.

Price

We are seeking offers for the leasehold interest in the property based upon a current rent of £26,350 per annum, exclusive.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Viewing and Further Information

Strictly by appointment only with the agents:-

Contact: James Carver
Tel: 0121 269 0022
Email: james.carver@sw.co.uk

**Sanderson Weatherall LLP,
122 Colmore Row, Birmingham, B3 3BD**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Money Laundering
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall LLP Registered in England company number OC 344 770
Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL.