



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Dudley, Unit 2 Churchill Shopping Centre

On the Instructions of  Retail Premises – Leasehold (S.T.V.P)



### LOCATION

The Churchill Shopping Centre forms a key part of Dudley Town Centre retailing core, located between Birmingham Street and the pedestrianised Market Place. The scheme forms a link between the traditional retailing centre and the bus station and is anchored by **Iceland** and **Home Bargains**, with further retailers including **Brighthouse**, **Warren James**, **Holland & Barrett** and **Bodycare**.

### DESCRIPTION

The subject property comprises ground floor retail sales together with rear ancillary and first floor storage accommodation. The unit is situated immediately adjacent to the entrance to the Churchill Shopping Centre.

### ACCOMMODATION

Ground Floor Sales Area	762 sq ft	70.79 sq m
Ground Floor Stores	244 sq ft	22.66 sq m
First Floor Stores	785 sq ft	72.93 sq m
First Floor Mezzanine Store	104 sq ft	9.66 sq m

### TENURE

The premises are available by way of a new lease for a term of years to be agreed.

### RENT

£25,000 per annum exclusive.

### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £22,750

Interested parties should verify this information with the local planning authority.

### EPC

D89

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

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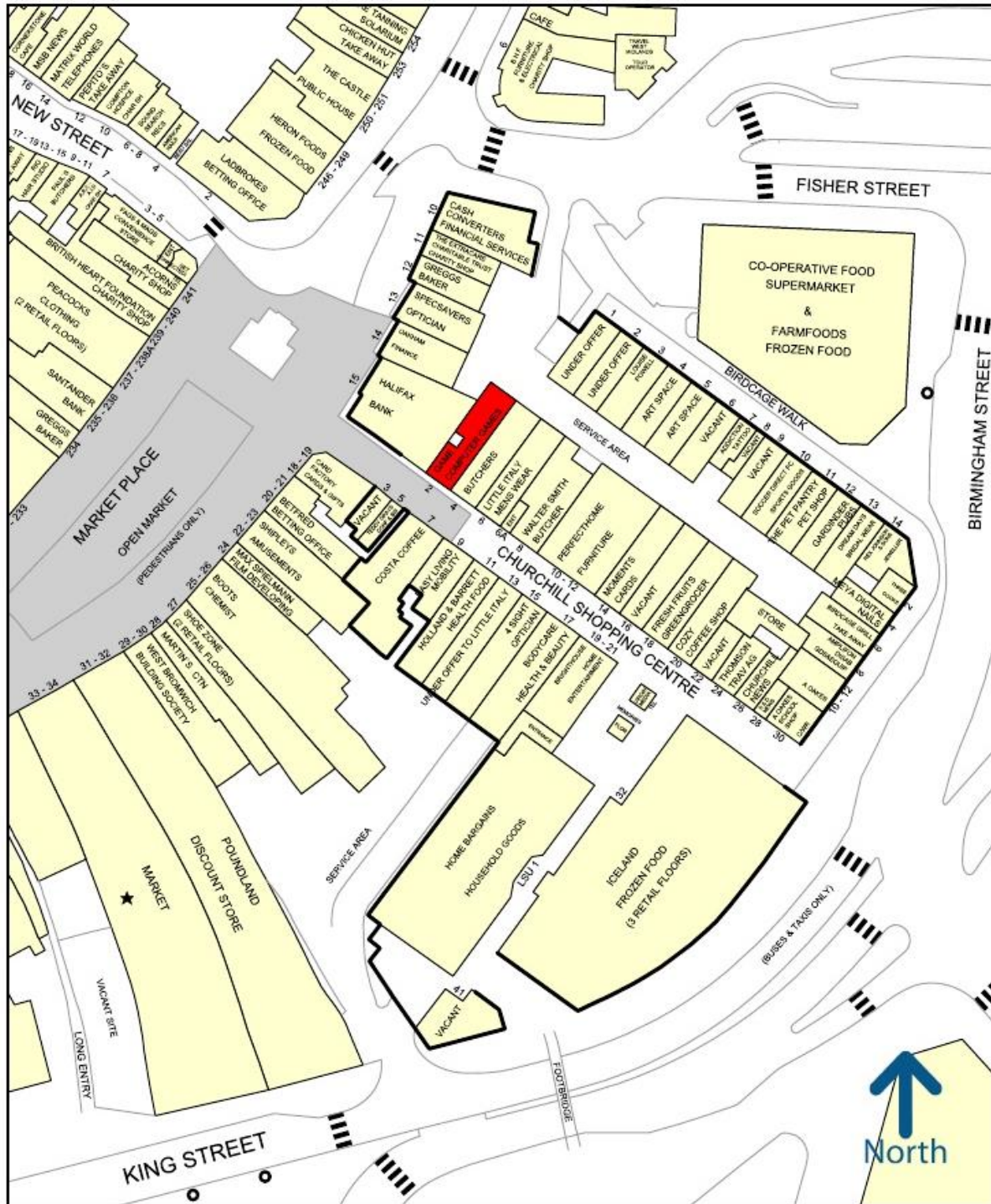


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