

# To Let

## Prominent Retail Unit

Unit 24, Churchill Shopping Centre, Dudley, DY2 7BJ

For further information  
please contact:

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### Location

Dudley is a large town in the West Midlands, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 79,379 and is the administrative centre for the borough.

The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects Castle Street and the central bus station which is situated adjacent. The centre is anchored by Iceland, and Home Bargains and has multiple car parks in the immediate vicinity.

The property is located opposite Iceland, Home Bargains and Brighthouse whilst next to Amplifon.

### Terms

The premises are offered by way of a new effective FRI lease.

### Accommodation

GF Sales	808 sq ft	75.06 sq m
First Floor Anc	588 sq ft	54.62 sq m

### Rent

Rental offers are invited in the region of £18,000 per annum exclusive.

### Business rates

The property is assessed for rates as follows:

**Rateable value:** £16,750  
**Rate in £ (2018/19):** 48.0p  
**Rates Payable:** £8,040

Interested parties should make their own enquiries with the Local Authority to verify this information.

### EPC

The EPC certificate is available on request.

### Service Charge

The on account service charge for the current year is £6,585.18 per annum.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

Strictly by prior appointment with GVA or our joint agents Johnson Fellows 0121 643 9337.

