

TO LET — High Street Retail Unit

179-183 Dudley High Street, Dudley, DY1 1QF

BK Bruton
Knowles

est.1862



- 8,771 Sq Ft
- Prominent High Street Position
- Use Class E

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SUMMARY

- **8,771 Sq Ft**
- **Prominent High Street Position**
- **Use Class E**

LOCATION

The premises are centrally located within Dudley fronting onto Dudley High Street, just a short 100 meters from the popular Trident shopping centre. Nearby retailers include Dudley Post Office, Betfred, Lloyds bank, Nationwide, Asda and Subway.

DESCRIPTION

179-183 form part of a parade of retail units fronting the Dudley High Street, these provide a full width glazed shop front with 2 access points to both the front and rear of the premises.

Internally the property comprises retail space across ground floor with further extensive space across the first floor, extending above the adjacent retail units. The premises benefits from a large rear yard with loading access and entry to the premises.

EPC

The property has an EPC rating of E-117.

VAT

The premises is not elected for VAT.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor	257.06	2,767
First Floor	557.79	6,004
Total	814.85	8,771

RENT

On application.

TERMS

The property is available by way of a new lease on a fully repairing and insuring basis for a term to be agreed.

SERVICES

We understand that the property benefits from mains water, electricity and drainage.

RATES

We understand the Rateable Value for the whole of the premises to be; Shop and Premises - £22,250

We do however advise all interested parties to satisfy their rates payable at:

<https://www.gov.uk/correct-your-business-rates>

or Dudley Metropolitan Borough Council on:

0300 555 2345

SERVICE CHARGE

A service charge will be payable in respect of maintenance and upkeep of the premises. Further information available upon request.

LEGAL COSTS

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

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided

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Dorian Wragg

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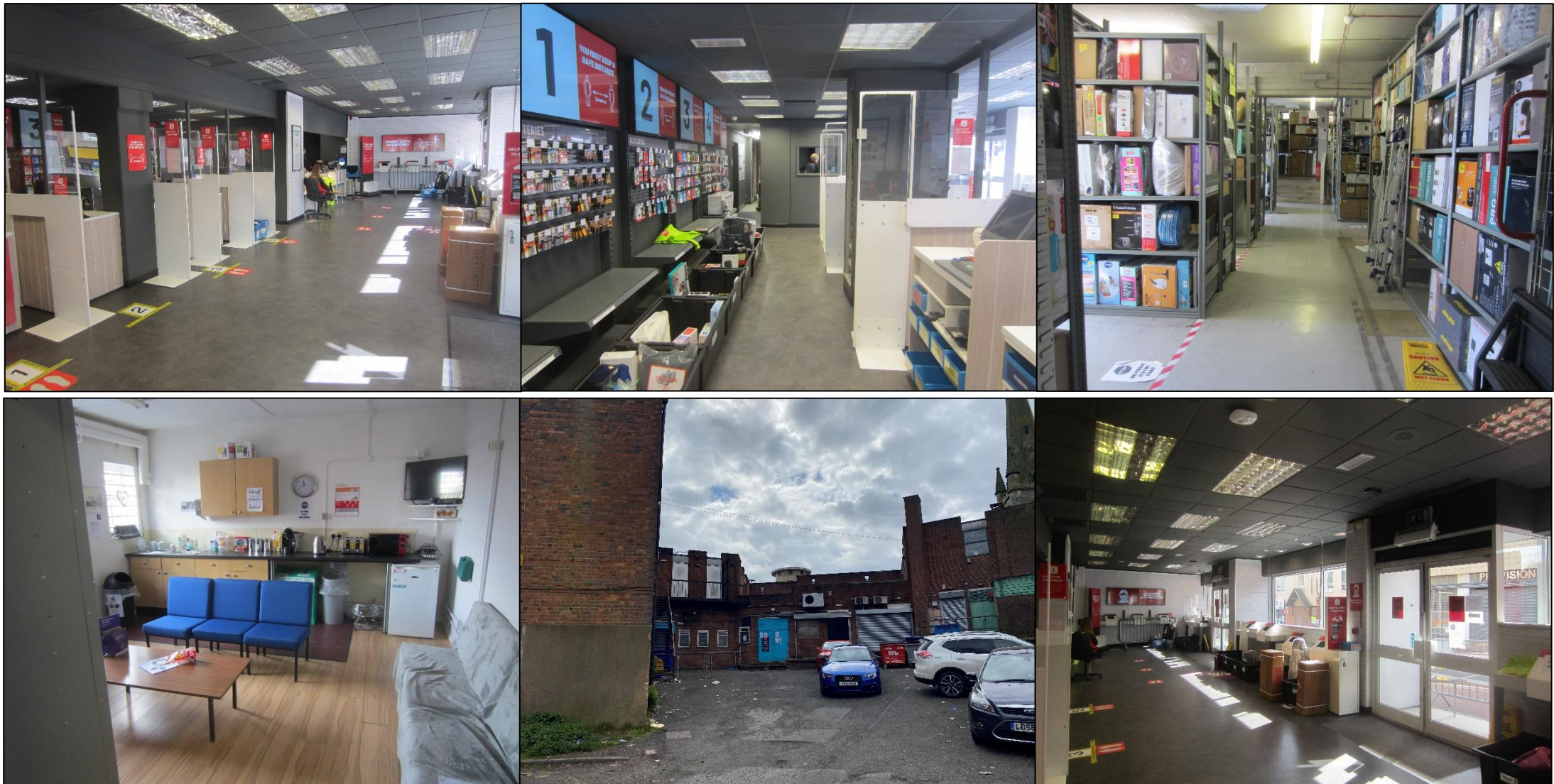
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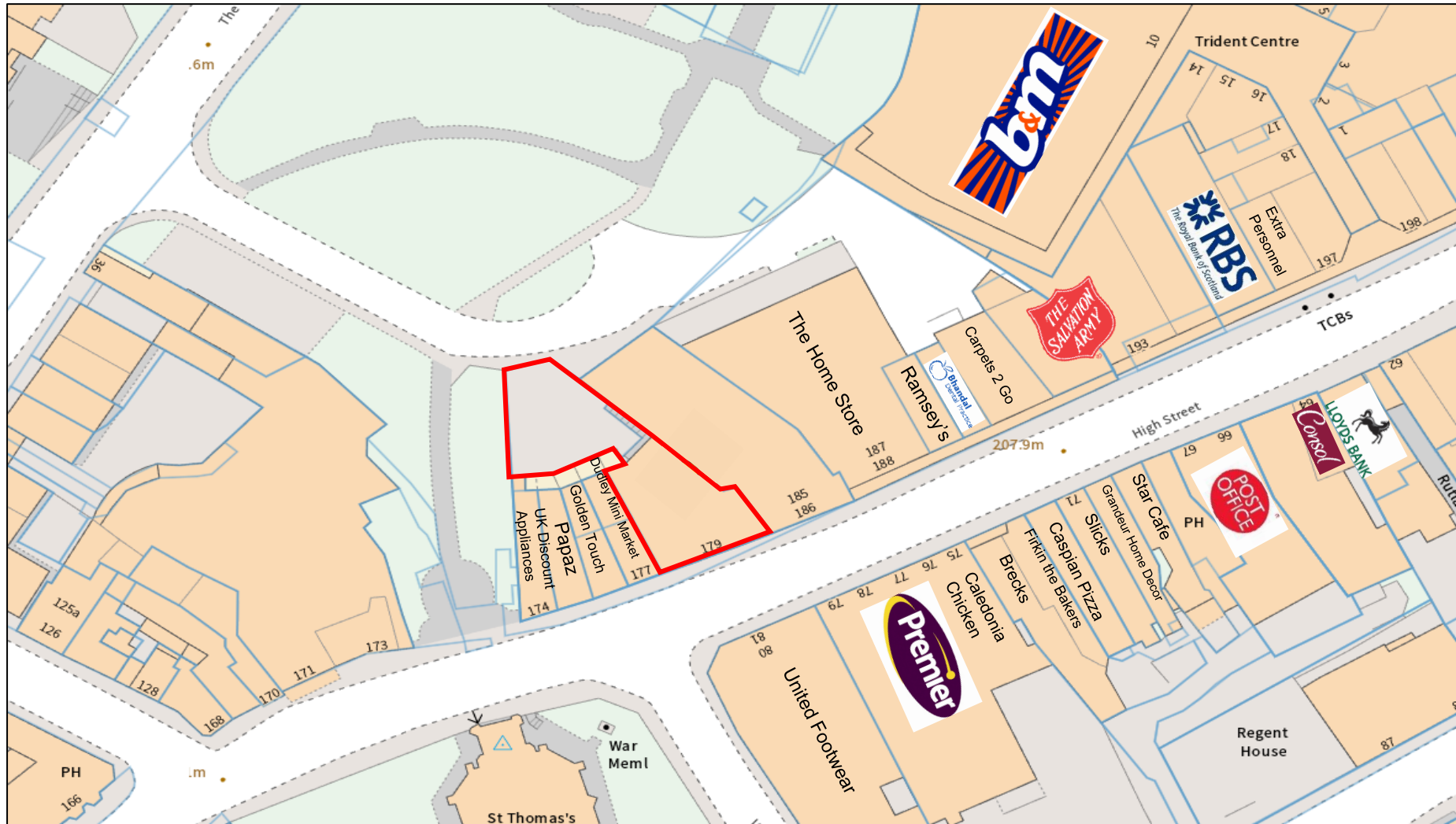
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