



**SUBJECT TO WHITE BOX REFURBISHMENT**

**M**

**UNIT 11**

Churchill Shopping Centre  
Dudley, West Midlands, DY2 7BJ

Occupiers Include

**Iceland**

home **bargains**

### DESCRIPTION

Dudley is a large town in the West Midlands of England, located 6 miles south east of Wolverhampton and 10 miles north west of Birmingham with a population of 79,379. The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects Castle Street and the central bus station. The centre is anchored by Iceland and Home Bargains and has multiple car parks in the immediate vicinity.

The property comprises a fitted retail premises over ground floor sales and first floor storage. This unit will be subject to white box refurbishment and likely to include new shopfront, plastered walls, new ceiling grid and tiles and LED lighting.

### UNIT SIZE

Ground Floor: 1,238 sq.ft (115.01 sq.m)

First Floor: 1,999 sq.ft (183.39 sq.m)

Total Area: 3,237 sq.ft (300.40 sq.m)

### RENT

£15,000 + VAT.

### BUSINESS RATES

Rateable Value: £13,000.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £15,169 + VAT.

Insurance: £1,007 + VAT.

### ENERGY PERFORMANCE

EPC rating D:84. Further information available upon request.

### PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



# 52

Retail Units On-Site



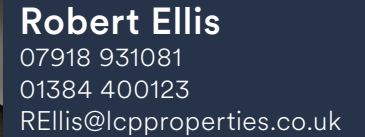
# 174,629 sq.ft

Total Area



**What Three Words**  
punchy.oppose.enjoy





**Viewing**  
Strictly via prior appointment  
with the appointed agents



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