

TO LET



**18 TRIDENT CENTRE
HIGH STREET
DUDLEY
WEST MIDLANDS
DY1 1QJ**

- ❖ **RETAIL UNIT**
- ❖ **POPULAR TOWN CENTRE LOCATION**
- ❖ **TRIDENT CENTRE CAR PARKING**
- ❖ **GREAT DEALS AVAILABLE**
- ❖ **FLEXIBLE TERMS**

LOCATION

The Trident Centre is located in Dudley Town Centre having frontages to High Street and Wolverhampton Street. Trident Centre tenants include B & M Household Goods, Royal Bank of Scotland, Subway, etc. Nearby occupiers include Yorkshire Bank etc.

Dudley is a major Town within the West Midlands conurbation and has a resident population of 312,925 (2011 census figures). The Town is located some 10 miles west of Birmingham City Centre, 7 miles south west of Walsall and 6 miles south of Wolverhampton City Centre.

DESCRIPTION

The Trident Centre comprises a 1970's development of retail shopping units having good access from both High Street and Wolverhampton Street. On street car parking is available close by together with underground car parking in the Trident Centre leading directly to the "Forum" in the centre of the Mall. Shop Units also have the benefit of rear servicing and accommodation availability is shown on a separate sheet.

Regulated by RICS

**JOHN
EMMS**
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www.johnemmscommercial.co.uk
Tel : 01384 257284

18 TRIDENT CENTRE, HIGH STREET, DUDLEY/continued...

Floor Area

G/F Retail Area - 692 Sq.Ft. (64.3 Sq.M.)
F/F Storage - 144 Sq.Ft. (13.4 Sq.M.)
NIA - 836 Sq.Ft. (77.7 Sq.M.)

LEASE TERMS

The property is offered on flexible terms plus a variable Service Charge.

REFERENCES

Names and addresses of 3 referees to include one Bank and 2 business/trade references will be required from the prospective tenant. These will be forwarded to the Landlords for their approval prior to instructing Solicitors.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars will be included within the individual lettings, all other items being expressly excluded.

LEGAL COSTS

Both parties to pay their own respective Legal Costs incurred in the transaction.

V.A.T.

We are advised that V.A.T. is applicable to this transaction.

EPC

Attached to these particulars.

VIEWING

Strictly by appointment with the Sole Agent :

John Emms Commercial

Tel: 01384 257284

Website : johnemmscommercial.co.uk

Email : john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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