

# TO LET



**TRIDENT CENTRE  
194 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.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

**THE TRIDENT CENTRE, 194 HIGH STREET, DUDLEY/continued...**

**Floor Area**

G/F 2101 Sq.Ft.

F/F 1039 Sq.Ft.

NIA 3141 Sq.Ft. (291.8 Sq.M.)

**LEASE TERMS**

The available properties are 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.

**VIEWING**

Strictly by appointment with the Sole Agent :

**John Emms Commercial**

**Tel: 01384 257284**

**Website : [johnemmscommercial.co.uk](http://johnemmscommercial.co.uk)**

**Email : [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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