

TO LET



**TRIDENT CENTRE
197 HIGH STREET
DUDLEY
WEST MIDLANDS
DY1 1QE**

- ❖ **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.

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 property comprises a ground floor Retail Shop plus first floor stores. There is servicing access off Horseley Gardens to the rear.

Regulated by RICS

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

TRIDENT CENTRE, 197 HIGH STREET, DUDLEY, DY1 1QE.....Continued

Floor Area

G/F 797 Sq.Ft.

F/F 624 Sq.Ft.

NIA 1421 Sq.Ft. (132.0 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.

SERVICES

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain their own verification.

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.

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VIEWING

Strictly by appointment with the Sole Agent :

John Emms Commercial

Tel: 01384 257284

Website : www.johnemmscommercial.co.uk

Email : john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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