

TO LET



**2 FOUNTAIN ARCADE
DUDLEY
WEST MIDLANDS
DY1 1PF**

- ❖ **PROMINENT RETAIL UNIT**
- ❖ **HISTORIC MARKET TOWN**
- ❖ **NEW LEASE AVAILABLE**

LOCATION

The Fountain Arcade is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes Kirner Jewellers, Arcade Toy Shop, John Green Butchers etc. Nearby occupiers in the town centre include West Bromwich Building Society, HSBC Bank, Wilkinsons, Boots, Poundland.

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 8 miles south of Wolverhampton City Centre.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

2 FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

The property comprises a ground floor lock up retail unit. There is a security shutter to the front elevation.

Ground Floor Area - 529 Sq.Ft. (49.1 Sq.M.)



LEASE TERMS

A new lease is available on terms to be agreed within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended i.e. a business tenancy plus variable service charge.

REFERENCES

Names and addresses of 3 referees to include 1 bank and 2 business/trade references will be required from the prospective tenant. These will be forwarded to the landlord for 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.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

2 FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

RENT

£5,200 per annum (exclusive of rates and other outgoings) plus service charge.

VAT

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



EPC Is available via the Landlord.

RATEABLE VALUE The property will need to re-assessed.

NOTE Electricity is sub metered from 225/225A High Street.

VIEWING Strictly by appointment with the Sole Agent :

John Emms Commercial

Tel: 01384 257284

Fax: 01384 252032

Website : johnemmscommercial.co.uk

Email : john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284