

# TO LET



**234 HIGH STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1PQ**

❖ **RETAIL UNIT**

❖ **HISTORIC MARKET TOWN**

❖ **NET INTERNAL AREA 3,981 SQ.FT. (369.8 SQ.M.)**

## **LOCATION**

The property is located in Dudley Town Centre having frontage to the pedestrianised market place between Poundland and Santander Bank. Other nearby traders include Boots Chemist, Superdrug, Wilkinsons, HSBC Bank, River Island, Bon Marche 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 southwest of Walsall and 6 miles southwest of Wolverhampton City Centre.

Regulated by RICS

**JOHN  
EMMS**  
**COMMERCIAL**

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



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

**234 HIGH STREET, DUDLEY, WEST MIDLANDS, DY1 1PQ.....Continued**

The property comprises:-

<b><u>Ground Floor</u></b>	<b><u>2,031 Sq.Ft.</u></b> (188.7 Sq.M.)
<b><u>First Floor</u></b>	<b><u>1,950 Sq.Ft.</u></b> (181.1 Sq. M.)
<b><u>NET INTERNAL AREA</u></b>	<b><u>3,981 SQ.FT.</u></b> (369.8 SQ.M.)

**TENURE**

The property is available on new business lease terms to be agreed. The lease will be granted on full repairing and insuring terms.

**FIXTURES AND FITTINGS**

The property is presently 'a shell' fit out.

**PLANNING**

The property presently benefits from an open Class A1 retail consent.

**SERVICES**

It is understood mains electricity, water and drainage are available to the property.

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 from their solicitor or surveyor.

**LEGAL COSTS**

Each party to be responsible for payment of their own respective legal costs incurred in the transaction.

**RATING ASSESSMENT**

The Valuation Office Agency website indicates the 2017 Rateable Value is £29,750.00

**RENT**

<b>Year 1.</b>	<b>£30,000.00 per annum (exclusive of rates and other outgoings)</b>
<b>Year 2.</b>	<b>£35,000.00 per annum (exclusive)</b>
<b>Year 3-5.</b>	<b>£40,000.00 per annum (exclusive)</b>

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

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**VIEWING** By strict appointment with the Sole Agents:

**John Emms Commercial**

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**SUBJECT TO CONTRACT**

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