

TO LET



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

- ❖ **PROMINENT RETAIL UNIT**
- ❖ **HISTORIC MARKET TOWN**
- ❖ **NEW LEASE AVAILABLE**
- ❖ **SUIT CONTINUING USE AS A JEWELLERS**

LOCATION

The Fountain Arcade is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes, John Green Butchers, Café etc. Nearby occupiers in the town centre include West Bromwich Building Society, HSBC Bank, Wilkinsons, Boots 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 9 miles south of Wolverhampton City Centre.

Regulated by RICS

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	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
The property comprises a ground floor retail unit at the entrance of Fountain Arcade with return frontage together with first floor offices and storage. There are security shutters to the front and return frontage. Ground floor frontage is 11'0" (3.35 m) and return frontage 42'6" (12.95 m). Ground floor retail has jewellers display windows.		
Ground Floor Area	369 Sq.Ft.	(34.3 Sq.M.)
<u>First Floor</u> comprising:		
<u>Workroom</u> (front)	152	
<u>Main Storage Area</u>	335	
Plus <u>Toilet</u> with low level W.C.		
<u>First Floor Area</u>	487 Sq.Ft.	(45.2 Sq.M.)
<u>Total Floor Area</u>	856 Sq.Ft.	(79.5 Sq.M.)



LEASE TERMS

The property is available on new 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.

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FIXTURES & FITTINGS

Lighting, external security shutters, low-level w.c. and wash hand basin. Note: The property has traded as a Jewellers for over 20 years and would suit continuing use for a retail Jeweller. All other items in the nature of fixtures and fittings will be included within these particulars, all other items being expressly excluded.

2023 RATEABLE VALUE £6,700.

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.

LEGAL COSTS

Both parties to pay their own respective legal costs incurred in the transaction.

RENT

£12,000.00 per annum (exclusive of rates and other outgoings)

VAT

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

EPC

An EPC is available via the Landlords in this instance.



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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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