

TO LET



**30-34 FOUNTAIN ARCADE
TOWER STREET
DUDLEY
WEST MIDLANDS
DY1 1PG**

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

LOCATION

The Fountain Arcade, dating from 1925, is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes Kirner Jewellers, John Green Butchers, Cards and Gift Shops etc. Nearby occupiers in the town centre include West Bromwich Building Society, HSBC Bank, Wilkinsons, Boots and 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

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	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>GROUND FLOOR</u>		
<u>RETAILING AREA</u> Having access from Fountain Arcade and also potential access direct from Tower Street.	618	57.3
<u>REAR OFFICES</u>	<u>147</u>	<u>13.6</u>
G/Floor:	765 Sq.Ft.	70.9 Sq.M.
<u>MEZZANINE STORAGE</u>	776	72.1
<u>FIRST FLOOR</u>		
<u>FRONT SHOWROOM, PARTITIONED STOREROOMS & ADDITIONAL SIDE STORE</u>	856	79.5
<u>DISUSED STORES AREA</u>	1612	149.7

There are separate toilets to the first floor.

The Art Deco elevation to Tower Street was extensively renovated in 2015.



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.

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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 lease, all other items being expressly excluded.

N.B. In addition the outgoing tenants are prepared to negotiate terms for CCTV, safe and wall shelving – to be agreed by separate transaction.

LEGAL COSTS

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

2017 RATEABLE VALUE £7,500.

USE

The property has Class A1 Retail Use and had been a Toy Shop for over 40 years.

EPC An EPC is available with these particulars.

RENT

£8,000.00 per annum (exclusive of rates, plus service charge)

VAT

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



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VIEWING

By strict 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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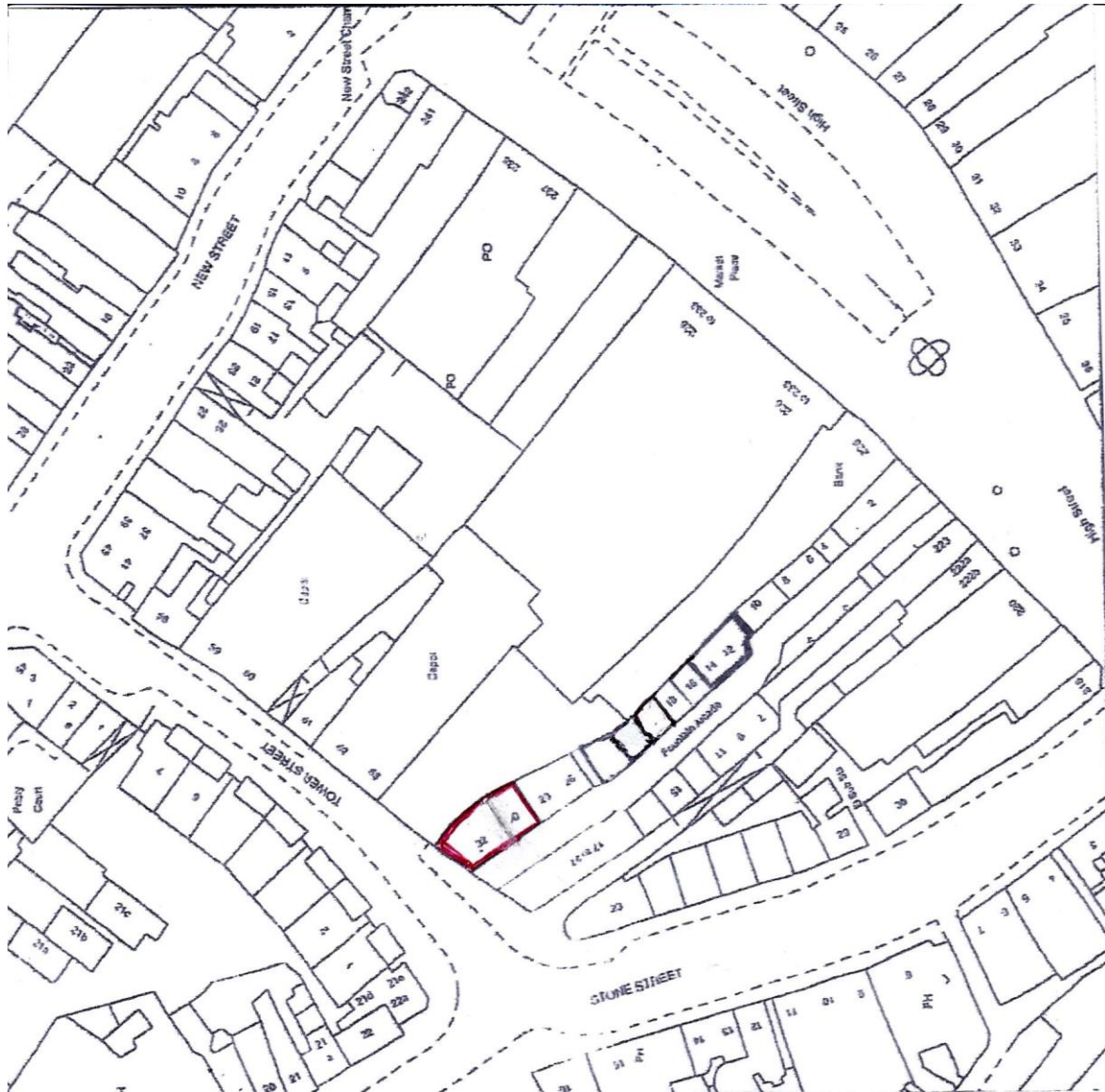
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