

TO LET



**218 HIGH STREET
DUDLEY
WEST MIDLANDS
DY1 1PD**

- ❖ **NEW LEASE AVAILABLE**
- ❖ **PRIME RETAIL PREMISES**
- ❖ **HISTORIC MARKET TOWN**

LOCATION

The property is located in Dudley Town Centre having frontage to the pedestrianised Market Place and return frontage to Stone Street. Other nearby traders include Superdrug, Wilkinsons, HSBC Bank, Poundland 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.

The Dudley town centre section of the Midland Metro route (Wednesbury to Brierley Hill extension) is expected to be completed in mid 2023. This will provide additional connectivity between Wolverhampton and Birmingham across the Black Country region.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

218 HIGH STREET, DUDLEY, WEST MIDLANDS, DY1 1PD.....Continued

The property comprises:-

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>Ground Floor</u> Includes toilet with wash hand basin.	364	33.8
<u>First Floor</u>	412	38.3
<u>Second Floor</u> With Staff Room and Toilets.	<u>1739</u>	<u>161.5</u>
<u>NET INTERNAL AREA</u>	<u>2515 SQ.FT.</u>	<u>233.6 SQ.M.</u>
<u>Plus Basement</u>	583 SQ.FT.	54.2 SQ.M.

TENURE

The property is available on new business lease terms to be agreed. The lease will be granted on full repairing which will include responsibility for the roof. The lease will be outside Security of Tenure of the Landlord & Tenant Act.

INSURANCE

The tenant will be charged property insurance pro rata.

FIXTURES AND FITTINGS

Fitted lighting, toilets and wash hand basins throughout the property, suspended ceilings (as fitted).

PLANNING

The property presently benefits from Class E retail consent.
The property was a dispensing Pharmacy for over 30 years.

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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.

ENERGY PERFORMANCE CERTIFICATE Rating E.

LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

RATING ASSESSMENT

The Valuation Office Agency website indicates the 2023 Rateable Value is £8,800

RENT

Year 1. £15,000.00 per annum (exclusive of rates and other outgoings)

Thereafter rising to £20,000.00 per annum (exclusive of rates and other outgoings)

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

VIEWING By strict appointment with the Sole Agents:

John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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