

TO LET



**177 HIGH STREET
DUDLEY
WEST MIDLANDS
DY1 1QE**

- ❖ **NEW LEASE AVAILABLE**
- ❖ **HIGH STREET SHOP**
- ❖ **HISTORIC MARKET TOWN**

LOCATION

The property is located in Dudley Town Centre in the one way section of the High Street opposite Provision House and the T junction with Vicar Street. Nearby traders include many local businesses, hot food takeaways, hair dressers, Trident Centre (which includes B & M), Wilkinsons, Barclays Bank 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

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177 HIGH STREET, DUDLEY, WEST MIDLANDS, DY1 1QE.....Continued

The self contained ground floor property comprises:-

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>Retail Shop</u> (frontage 17'1", overall depth 38'11") Having external automatic security shutter.	596	55.3
<u>Stock Room</u> (middle)	70	6.5
<u>Kitchen</u> Having stainless steel single drainer sink unit.	<u>43</u>	<u>3.9</u>

Toilet

With low level W.C. and pedestal wash hand basin.

Corridor to rear access door with external security shutter.

<u>NET INTERNAL AREA</u>	<u>709 SQ.FT.</u>	<u>65.8 SQ.M.</u>
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Rear communal access yard for loading and unloading purposes.

TENURE

The property is available on new business terms to be agreed. The lease will be granted on internal repairing and insuring terms plus contribution towards service charge for external repairs and maintenance. The lease will be excluding the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

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.

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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 £6,000.

RENT

Year 1. £10,000.00 per annum (exclusive of rates and other outgoings)

V.A.T. We are advised VAT is not applicable to this transaction.

VIEWING By strict appointment with the Sole Agents:

John Emms Commercial

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Email: john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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1. *Journal of the American Medical Association*, 277: 1025-1030, 1997.

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