TO LET

UNIT 1
FOUNTAIN ARCADE
DUDLEY
WEST MIDLANDS
DY1 1PF

- **PROMINENT RETAIL UNIT**
- **HISTORIC MARKET TOWN**
- **NEW LEASE AVAILABLE**

LOCATION

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

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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). The Agents whose names appear hereon for themselves and the Vendors/Lessors of this property give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

UNIT 1, FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

	AREA SQ.FT.	SQ.M.
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 Area	**369 Sq.Ft.**	**(34.3 Sq.M.)**
First Floor comprising:		
Workroom (front)	152	
Main Storage Area	335	
Plus Toilet with low level W.C.		
First Floor Area	487 Sq.Ft.	**(45.2 Sq.M.)**
Total Floor Area	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.

FIXTURES & FITTINGS

Lighting, external security shutters, low-level w.c. and wash hand basin 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)

UNIT 1, FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

VAT

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

EPC

An EPC is available via the Landlords in this instance.

VIEWING

Strictly by appointment with the Sole Agent :

John Emms Commercial

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Website : johnemmscommercial.co.uk
Email : john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT