TO LET

2 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 Gadgets & Vape House, John Green Butchers, Cafe etc. Nearby occupiers in the town centre include West Bromwich Building Society, HSBC Bank, One Beyond, Boots, 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.

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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.

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

The property comprises a ground floor lock up retail unit. There is a security shutter to the front elevation.

Ground Floor Area - 529 Sq.Ft. (49.1 Sq.M.)

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.

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 individual lettings, all other items being expressly excluded.

LEGAL COSTS

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

RENT

£5,200 per annum (exclusive of rates and other outgoings) plus service charge.

VAT

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

EPC Is available via the Landlord**.**

RATEABLE VALUE The property will need to re-assessed.

NOTE Electricity is sub metered from 225/225A High Street.

VIEWING **Strictly by appointment with the Sole Agent :**

John Emms Commercial

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SUBJECT TO CONTRACT