

# 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.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

## **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.



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**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**

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