

# TO LET



**UNIT 20  
FOUNTAIN ARCADE  
DUDLEY  
WEST MIDLANDS  
DY1 1PG**

- ❖ **RETAIL UNIT**
- ❖ **POPULAR TOWN CENTRE LOCATION**
- ❖ **NEW LEASES AVAILABLE**

## **LOCATION**

The Fountain Arcade is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes John Green Butchers, Café, Gadgets & Vape House 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

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

**UNIT 20, THE FOUNTAIN ARCADE, DUDLEY, DY1 1PG/continued...**

**UNIT 20**

<b><u>GROUND FLOOR</u></b>	<b>169 Sq.Ft.</b>	<b>(15.7 Sq.M.)</b>
<b><u>FIRST FLOOR</u></b> (includes toilet facility)	<b><u>155 Sq.Ft.</u></b>	<b><u>(14.4 Sq.M.)</u></b>
<b><u>NET INTERNAL AREA</u></b>	<b><u>324 SQ.FT.</u></b>	<b><u>(30.1 SQ.M.)</u></b>

**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.

**2023 RATEABLE VALUE** £2,600

**EPC**

An EPC Is available via the Landlord in this instance.

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**RENT**

£100.00 per week (exclusive) of rates, plus service charge i.e. £5,200 per annum (exclusive)

**VAT**

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



**VIEWING**

Strictly by appointment with the Sole Agent :

**John Emms Commercial**

**Tel: 01384 257284**

**Website : [johnemmscommercial.co.uk](http://johnemmscommercial.co.uk)**

**Email : [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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