TO LET

4-10 FOUNTAIN ARCADE
DUDLEY
WEST MIDLANDS
DY1 1PG

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

LOCATION

The Fountain Arcade, dating from 1925, is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes John Green Butchers, Gadgets & Vape House, Café, Shoe Repairs etc. Nearby occupiers in the town centre include West Bromwich Building Society, HSBC Bank, One Beyond, Boots and 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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4-5 STONE STREET, DUDLEY, WEST MIDLANDS DY1 1NS
TEL: (01384) 257284
E-Mail: john@johnemmscommercial.co.uk

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4-10 FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

	AREA SQ.FT.	SQ.M.
GROUND FLOOR		
Retailing Area **(having access from Fountain Arcade)** Recently refitted shop having laminate floor, suspended ceiling and inset lighting.	605	56.2
Plus Stock Room	61	5.6
Net Internal Area	**666 Sq.Ft.**	**61.8 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 lease, all other items being expressly excluded.

LEGAL COSTS

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

2023 RATEABLE VALUE **£11,000.**

USE **The property has Class A1 Retail Use.**

EPC **An EPC is available with these particulars.**

RENT

£15,000.00 per annum (exclusive of rates, plus service charge)

VAT

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

4-10, FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

VIEWING

By strict by appointment with the Joint Agents:

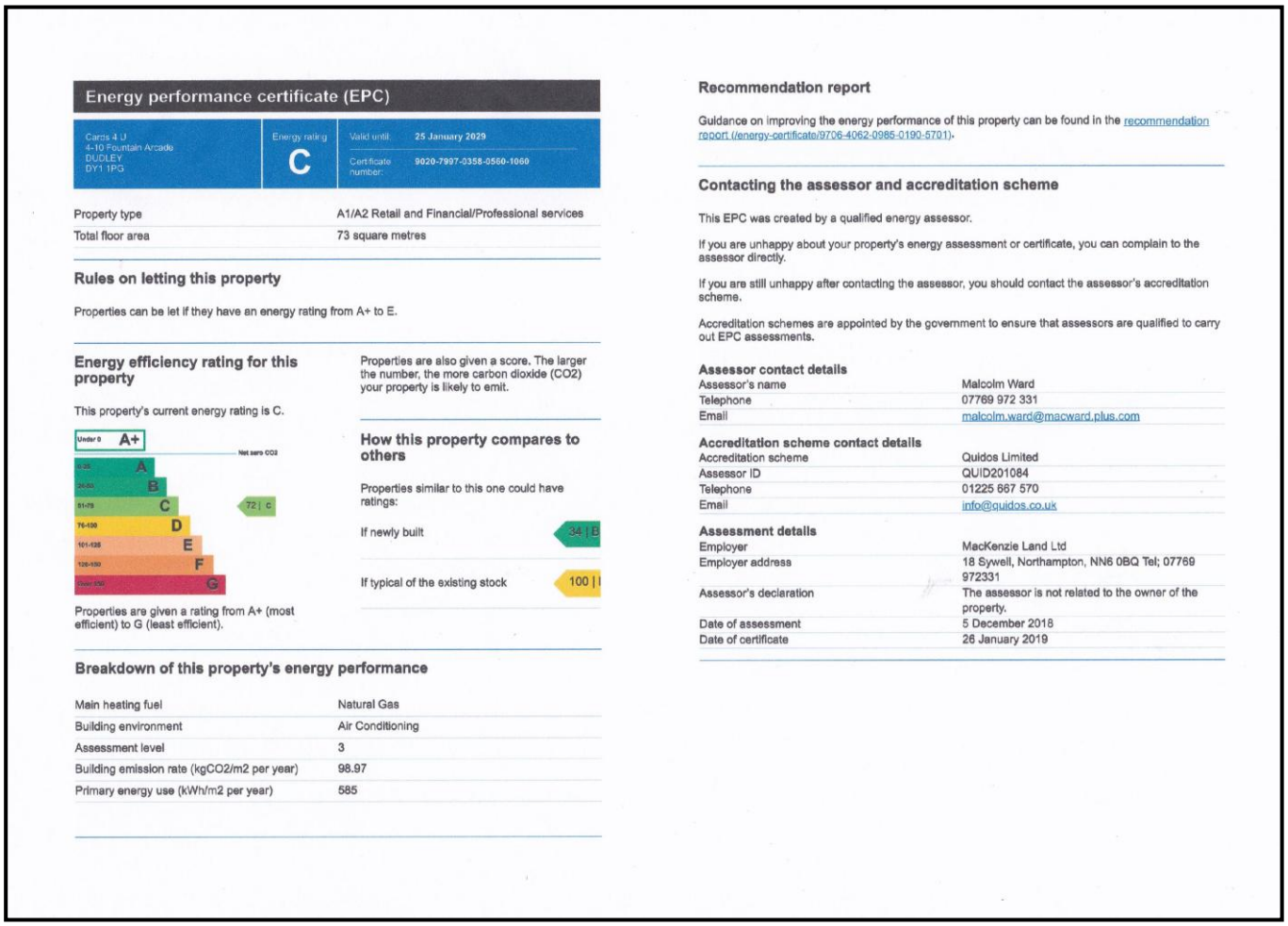
John Emms Commercial

Tel: 01384 257284
Website : johnemmscommercial.co.uk
Email : john@johnemmscommercial.co.uk

Or

Rowley Hughes Thompson Property Consultants
Tel: 0121 212 7800
FAO: David Thompson

SUBJECT TO CONTRACT



Energy performance certificate (EPC)

Cards 4 U
4-10 Fountain Arcade
DUDLEY
DY1 1PG

Energy rating: C

Valid until: 25 January 2029

Certificate number: 9020-7997-0358-0560-1060

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Under 0 A+
Net zero CO2
A
B
C
D
E
F
G
72 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 34 | B

If typical of the existing stock: 100 | I

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	98.97
Primary energy use (kWh/m2 per year)	585

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9706-4062-0985-0190-5701).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201084
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	MacKenzie Land Ltd
Employer address	18 Sywell, Northampton, NN6 0BQ Tel; 07769 972331
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 December 2018
Date of certificate	26 January 2019

4-10, FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...